



Daytona Drive, Northop Hall CH7 6LP Offers In Excess Of £280,000

A beautifully presented 3/4 bedroom detached bungalow situated in a cul-de-sac location within the popular village of Northop Hall. This excellent property offers versatile and good size living accommodation with 3 double bedrooms, 2 reception rooms, well appointed bathroom and kitchen dining room and well maintained gardens, all of which can only be appreciated on internal inspection. The village of Northop Hall offers a numerous local amenities close to hand as well as having excellent access to major road links for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room, dining room/bedroom four, three bedrooms and a family bathroom.

- A well presented 3/4 bedroom detached bungalow
- Well appointed kitchen and bathroom
- Well maintained gardens
- Cul-de-sac location
- Versatile and good size living accommodation
- Separate dining room or potentially a fourth bedroom
- Off road parking for up to four vehicles & Garage
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, doors to a storage cupboard, access to the loft space.

Lounge

5.30m x 3.10m (17'4" x 10'2")

A well presented lounge with an attractive central fireplace with inset electric fire and decorative mantel, wood effect flooring, double glazed sliding patio doors off to the rear garden.

Kitchen/Dining Room

4.26m x 3.14m (13'11" x 10'3")

A well appointed and good size room offering a full range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 ceramic sink and drainer, 'Chef master' range cooker with electric double oven and 5 ring gas hob, extractor fan, space and plumbing for dishwasher, part tiled walls, tiled flooring, plumbing for a washing machine, space for a fridge/freezer, 3 double glazed windows.

Dining Room

3.16m x 2.19m (10'4" x 7'2")

Currently used as a dining room but potentially could be used as another bedroom with a double glazed window. wood effect flooring.

Bedroom 1

3.66m x 2.59m (to wardrobes) (12'0" x 8'5" (to wardrobes))

With a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 2

3.66m x 2.46m (12'0" x 8'0")

With a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 3

3.11m x 3.17m (10'2" x 10'4")

With a double glazed window to the side, carpeted flooring.

Bathroom

Well appointed with a 4 piece suite comprising of a low level w.c with concealed cistern, jacuzzi bath with shower head attachment, large fully tiled shower cubicle, wash hand basin with vanity unit under, part tiled walls, double glazed window, wood effect cushioned flooring.

Outside

To the front is a part tarmac and part brick paved driveway providing off road parking for up to four vehicles. Double cast iron gates open to a brick paved area with further cast iron gates opening to the rear garden and single garage. To the rear there is a well maintained attractive garden with a brick paved patio leading on to a lawned garden with gravelled and well established planted border. There is also a door into the single garage.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain



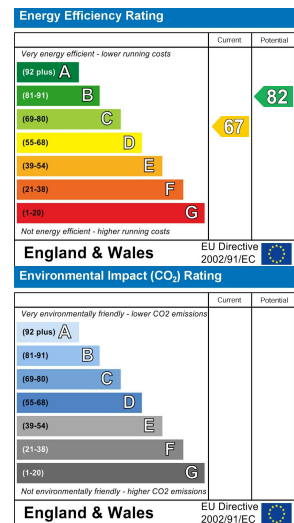
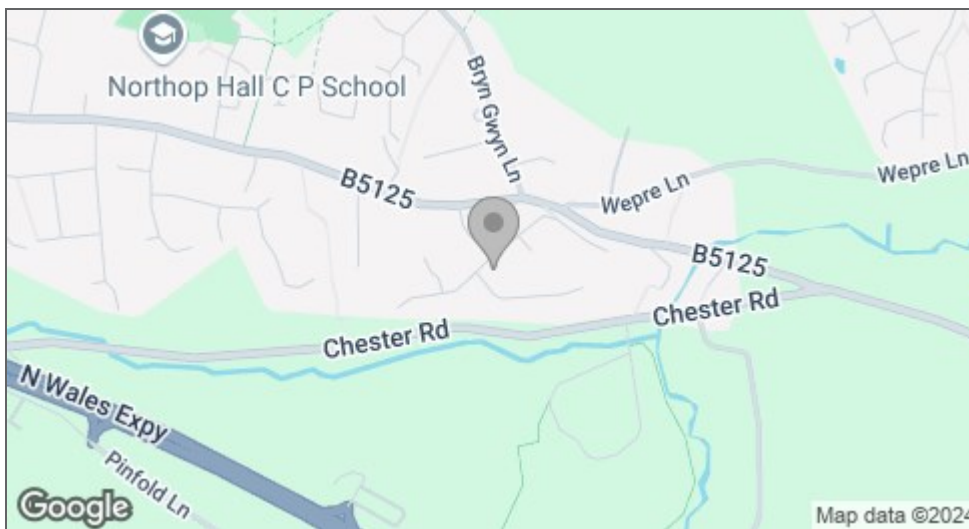
verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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