

Mark  
Webster  
estate agents



Byford Drive  
Polesworth  
£395,000

\*\*\* DESIRABLE TAYLOR WIMPEY DEVELOPMENT - OFF ROAD PARKING WITH EV CHARGER - LANDSCAPED GARDEN \*\*\*. For sale with MARK WEBSTER estate agents is this beautiful modern four bedroom detached family home located in the ever popular village of Polesworth. Viewing is considered essential.

## ENTRANCE HALL

Having laminated wooden effect flooring, single panelled radiator, door to a useful storage cupboard and further doors to...

## GUEST WC 5' 2" x 2' 9" (1.57m x 0.84m)

Tiled floor, single panelled radiator, pedestal wash hand basin and a low level WC.

## LOUNGE 19' 7" x 11' 3" (5.97m x 3.43m)

Double glazed window to front aspect, double panelled radiator, single panelled radiator and double glazed French doors giving access to the garden.

## KITCHEN/DINER 19' 6" x 11' 7" maximum (5.94m x 3.53m)

(9' 1" minimum width) Double glazed window to front aspect, two double glazed windows to side aspect, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, breakfast bar area, square edge work surfaces with matching up stands, stainless steel sink, gas hob, space and point for an electric double oven, integrated fridge/freezer and dishwasher and an opening to...

## UTILITY ROOM 4' 7" x 6' 6" (1.4m x 1.98m)

Tiled floor, single panelled radiator, space and plumbing for a washing machine and a door giving access to the rear driveway.

## FIRST FLOOR LANDING

Single panelled radiator, door to a useful storage cupboard and doors leading off to...

## BEDROOM ONE 11' 1" x 11' 5" maximum (3.38m x 3.48m)

Double glazed window to side aspect, single panelled radiator and a door to...

## ENSUITE 4' 6" x 6' 5" (1.37m x 1.96m)

Tiled floor, single panelled radiator, tiling to splash back areas, pedestal wash hand basin, low level WC and a chrome mixer style shower.

## BEDROOM TWO 9' 8" x 11' 9" (2.95m x 3.58m)

Double glazed window to side aspect and a single panelled radiator.



**BEDROOM THREE 9' 7" x 10' 0" maximum (2.92m x 3.05m)**

(6' 2" x 8' 6" minimum) Double glazed windows to front and side aspect and a single panelled radiator.

**BEDROOM FOUR 8' 3" x 10' 1" maximum (2.51m x 3.07m)**

(8' 0" minimum width) Double glazed window to front aspect and a single panelled radiator.

**BATHROOM 6' 2" x 6' 6" (1.88m x 1.98m)**

Opaque double glazed window to front aspect, tiled floor, tiling to splash back areas, single panelled radiator, pedestal hand wash basin and a panelled bath with chrome mixer style shower over.

**GARAGE 17' 1" x 8' 9" (5.21m x 2.67m)**

Having and up and over door, power and light.

**TO THE EXTERIOR**

There is off road parking for two cars to the rear of the property with access to the garage and utility room. An EV charger is also included. The property offers a stunning landscaped side garden being mainly laid to lawn with planted borders, a paved patio area with a hot tub and seating area.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**ANNUAL CHARGES:** There is an annual charge of £187 for the maintenance of the development grounds. (This was the cost for 2023 and will be subject to change).

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





GROUND FLOOR (573 sq.ft. (53.2 sq.m.) approx.)

1ST FLOOR (573 sq.ft. (53.2 sq.m.) approx.)

TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

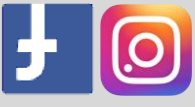
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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