



Yates Close, Weldon  
**£350,000** Freehold

**Sharman  
Quinney**



# Key Features



- A 'Persimmon built' four- bedroom detached family home
- Green open space to front
- Kitchen with built in hob and oven, breakfast bar
- Driveway with open plan front garden
- Four well-proportioned bedrooms, master with en-suite
- On completion this property will be converted to a Freehold

Overlooking a green open space is this family four-bedroom detached family home. In brief comprising lounge, kitchen/diner, conservatory, study and utility. To the first floor four bedrooms, family bathroom and en-suite to master. Gardens to rear and driveway for several vehicles.





## Ground Floor

Lounge - 11' 1" x 15' 9" (3.38m x 4.85m)

Kitchen/Diner- 10' 1" x 18' 3" (3.10m x 5.60m)

Conservatory - 9' 5" x 15' 1" (2.91m x 4.63m)

Study - back of garage converted 10' 3" x 8' 6" (3.15m x 2.63)

Utility - 5' 2" x 6' 9" (1.59m x 2.13m)

## First Floor

Bedroom One - 13' 3" x 12' 5" (4.07m x 3.83m)

Bedroom Two - 9' 3" x 12' 1" (2.85m max. x 3.71m)

Bedroom Three - 9' 3" x 9' 6" (2.84m x 2.93)

Bedroom Four - 7' 1" x 9' 6" (2.19m x 2.93)

Family Bathroom - Three-piece suite

## Outside

### Front

An open plan front garden with driveway for a number of vehicles. There is an open green space enclosed by mature hedging and trees.

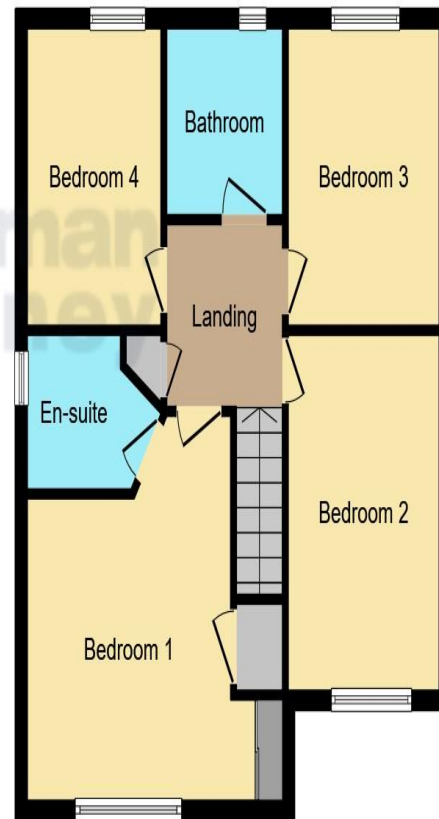
### Rear

The rear garden is of a low maintenance design, having an immediate paved patio area with remainder of the garden being laid to gravel with a further decked patio area with gazebo. The garden is enclosed by low brick walling and timber panelled fencing.





**Ground Floor**



**First Floor**

Agent Note:  
On completion this property will be converted to a Freehold.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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 [oundle@sharmanquinney.co.uk](mailto:oundle@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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