

**31 Berrywood Drive**

**ST CRISPINS  
NN5 6GA**

**£1,350 Per Month**



- **\*\*\*AVAILABLE MID NOVEMBER\*\*\***
- **THREE BEDROOMS**
- **DRESSING AREA**
- **KITCHEN/BREAKFAST ROOM**
- **ENERGY EFFICIENCY RATING: C**

- **THREE STOREY TOWNHOUSE**
- **EN SUITE TO MASTER**
- **LOUNGE/DINING ROOM**
- **DOWNSTAIRS W.C**
- **COUNCIL TAX BAND: D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* Available from Mid November\*\***A well presented three bedroom, three storey townhouse situated in the popular area of St Crispins. The accommodation comprises; entrance hall, kitchen/breakfast room, W.C, lounge/dining room with vaulted ceiling. To the first floor there are two bedrooms and a family bathroom. The top floor is occupied by the master bedroom, en suite and dressing area. The property also benefits from double glazing, central heating, single garage and front and rear gardens. **\*\*Unfurnished, No Pets\*\***

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, wood flooring, doors to:

### **Kitchen**

10'11" x 9'10" (3.35 x 3.00)

Fitted with a range of wall and base units, roll edge work surfaces, tiled flooring, space for small breakfast table, tiled flooring, cooker, oven, space and plumbing for further appliances.

### **W.C**

Low level W.C, hand basin.

### **Lounge/Dining Room**

17'10" x 13'5" (5.46 x 4.11)

Bright and spacious room with vaulted ceilings, Velux windows and French doors overlooking garden, wood flooring.

### **Landing**

Stairs rising to first second floor landing, doors to:

### **Bedroom Two**

13'5" x 11'3" (4.11 x 3.43)

Double glazed windows to front, fitted wardrobes.

### **Bedroom Three**

9'10" x 9'5" (3.02 x 2.89)

Double glazed windows to rear.

### **Bathroom**

Panelled bath with shower over, low level W.C, pedestal wash hand basin, double glazed window to rear.

### **Landing**

Doors to:

### **Master Bedroom**

9'10" x 13'5" (3.02 x 4.11)

Double glazed window to front, radiator.

### **Dressing Area**

Space for dressing table, double fitted wardrobes.

### **En Suite**

Velux Window, double shower cubicle, low level W.C, pedestal wash hand basin, tiled.

### **Front Garden**

Small frontage, gravelled.

**Rear Garden**

A good sized rear garden, lawn and patio, gated access to rear and garage.

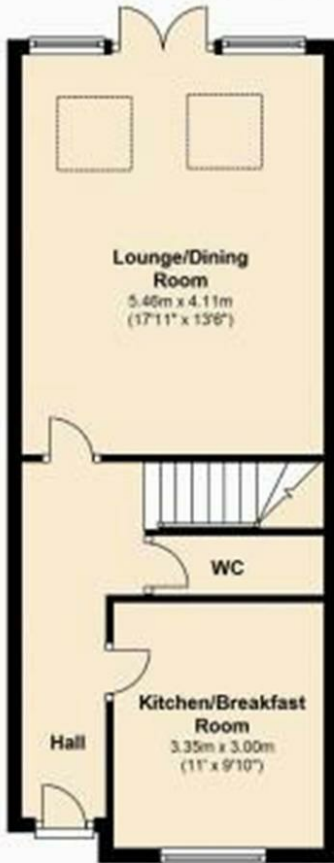
**Garage**

Up and over door.



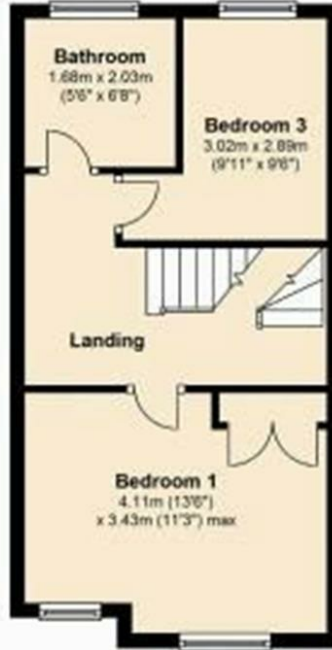
### Ground Floor

Approx. 44.4 sq. metres (475.4 sq. feet)



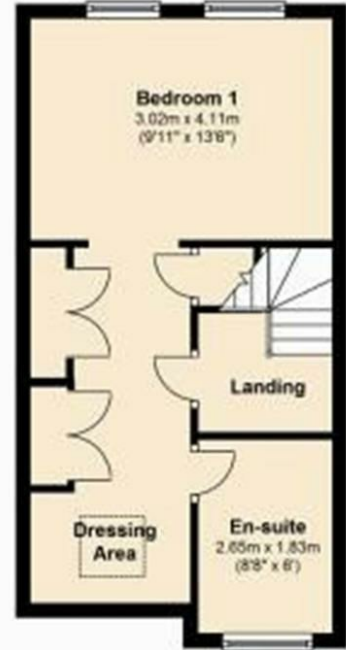
### First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



### Second Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 111.2 sq. metres (1196.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.