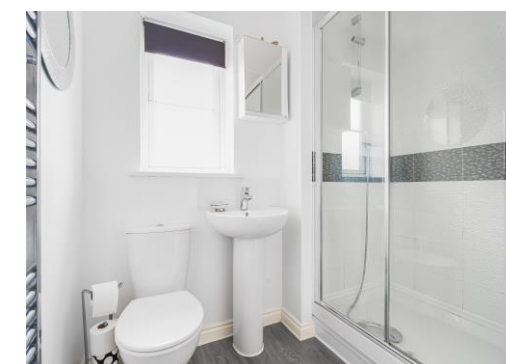






£425,000

Located on the sought-after modern development of Newton Leys is this three-bedroom detached family home. The property is ideally positioned offering picturesque views of fields and countryside to the front and side aspect. The property comprises a downstairs cloakroom, kitchen/diner and lounge on the ground floor and three bedrooms with an en suite to main and a family bathroom on the first floor. Externally, the property benefits from a car port and rear garden.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, doors to cloakroom, lounge and kitchen diner, radiator, storage cupboard.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap, radiator, splashback tiling.

LOUNGE

Double glazed double doors to side, double glazed bay window to side aspect. Two radiators.

KITCHEN/DINER

Two double glazed windows to front aspect, double glazed door and window to rear. Fitted with a range of base and eye level units with rolled edge work surface and upstand over, one and a half bowl stainless steel sink with mixer tap, wall-mounted boiler, part tiled walls, integrated gas hob and electric oven, fridge freezer and dishwasher; space for washing machine, extractor hood, tiled floor.

LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, loft access, storage cupboard, radiator.

BEDROOM ONE

Double glazed windows to front and rear aspects. Radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap, heated towel rail, fully tiled shower cubicle, splashback tiling.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BATHROOM

Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap, panelled bath with shower attachment over, part tiled walls, heated towel rail.

OUTSIDE

PARKING

Carport.

FRONT GARDEN

Path to front door with gravel, flower and shrub borders.

REAR GARDEN

Laid to lawn with patio area, decking area leading to paved area, side gated access, flower borders, electric point, outside tap and light, shed to remain, rear gated access, enclosed by timber fence panelling.

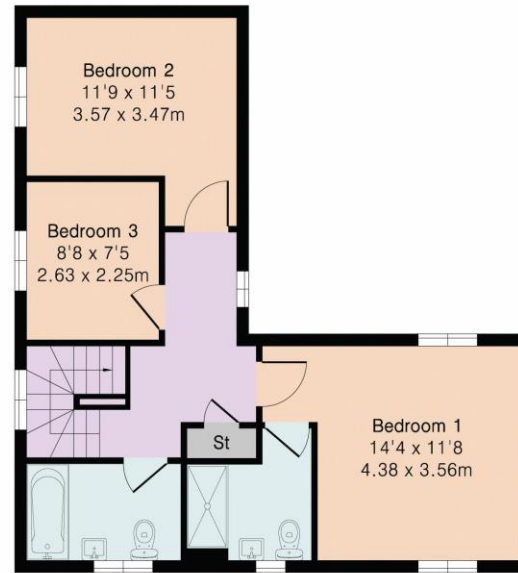
Approximate Gross Internal Area 1081 sq ft - 100 sq m

Ground Floor Area 549 sq ft – 51 sq m

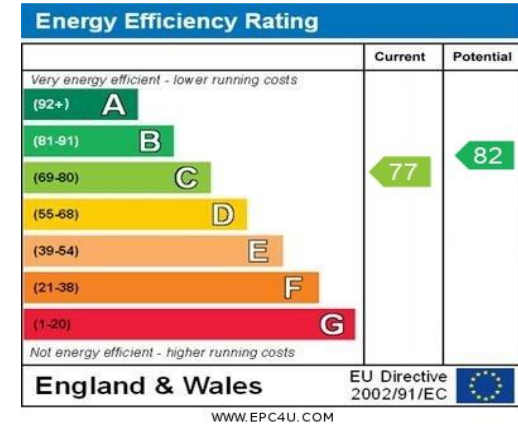
First Floor Area 532 sq ft – 49 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION REGULATIONS 2008 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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