



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 96 |
| (92 plus) A | | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Park Gate Close, Hapton, BB12 7FG

£230,000

EXCEPTIONAL SEMI DETACHED FAMILY HOME

Welcome to this stunning modern home located on the sought-after Park Gate Close. This property boasts contemporary decor and modern appliances, making it an ideal choice for those who appreciate modern living. Nestled within a popular estate, this house offers a perfect blend of comfort and style.

The interior of the home is designed with a keen eye for detail, featuring sleek finishes and an inviting atmosphere. The open-plan layout enhances the sense of space, allowing for seamless movement between the living areas. Whether you are entertaining guests or enjoying a quiet evening, this home provides the perfect backdrop for all occasions.

One of the standout features of this property is its convenient location. Residents will benefit from easy access to a variety of local amenities, including shops, schools, and recreational facilities. This makes it an excellent choice for families and professionals alike, ensuring that everything you need is just a short distance away.

In summary, this modern house on Park Gate Close is a fantastic opportunity for anyone looking to embrace a contemporary lifestyle in a vibrant community. With its stylish design and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this exceptional property your new home.

Park Gate Close, Hapton, BB12 7FG

£230,000

 3  1  1  B

- Semi Detached Property
 - Fitted Kitchen With Appliances
 - Off Road Parking And Garage
 - EPC Rating: B
- Three Bedrooms
 - Three Piece Modern Bathroom
 - Freehold
- Spacious Reception Room
 - Enclosed Rear Garden With Views
 - Council Tax Band: B

Ground Floor

Hall

6'3 x 5'5 (1.91m x 1.65m)

Composite entrance door, stairs to first floor and door to reception room.

Reception Room

16'1 x 10'1 (4.90m x 3.07m)

UPVC double glazed window, central heating radiator, under stairs storage and door to kitchen.

Kitchen

13'6 x 10'10 (4.11m x 3.30m)

UPVC double glazed window, central heating radiator, smoke alarm, panel wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor hood, glass splash back, stainless steel sink with draining board and mixer tap, plumbed for washing machine, integrated dishwasher, integrated fridge freezer, wood effect flooring, door to WC and UPVC double glazed French doors to rear.

WC

Central heating radiator, dual flush WC and pedestal wash basin with traditional taps.

First Floor

Landing

9'5 x 6'1 (2.87m x 1.85m)

Central heating radiator, loft access (boarded) and doors to three bedrooms and bathroom.

Bedroom One

13'8 x 8'2 (4.17m x 2.49m)

Two UPVC double glazed windows, central heating radiator and over stairs storage.

Bedroom Two

12'6 x 7'2 (3.81m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

7' x 5'11 (2.13m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WVC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed shower over with two shower heads, extractor fan, tiled elevation and laminate floor.

External

Front

Laid to lawn, tarmac drive leading to garage.

Garage

17'7 x 9' (5.36m x 2.74m)

Up and over door, power, boarded roof space and UPVC door to rear.

Rear

Paved patio, laid to lawn, outside water supply, motion sensor lighting and access to garage.

AGENTS NOTES

Loft is boarded, roof in garage is also boarded for storage space, zoned heating system

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