

## Merrygill Drive



£325,000

Desirable 'Coatham Gardens' development in Eaglescliffe, by Taylor Wimpey

Handsome, double fronted 'Manford' design

Spacious and impressive throughout

Four large double bedrooms, 'Master' with robes and ensuite

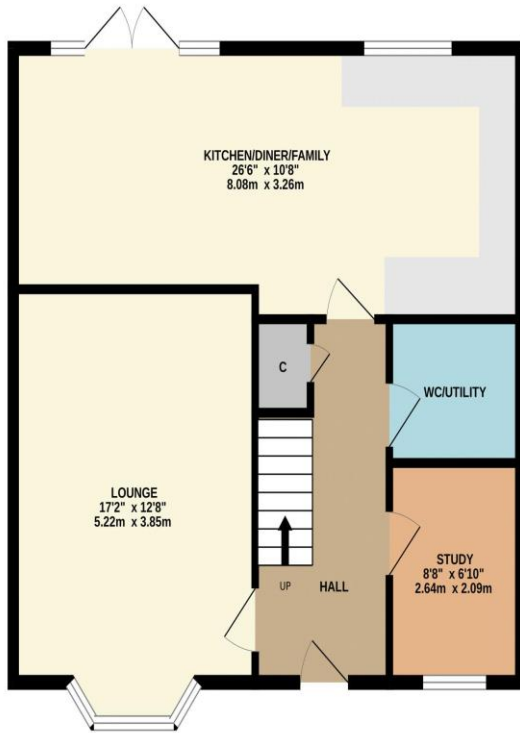
Viewing advised



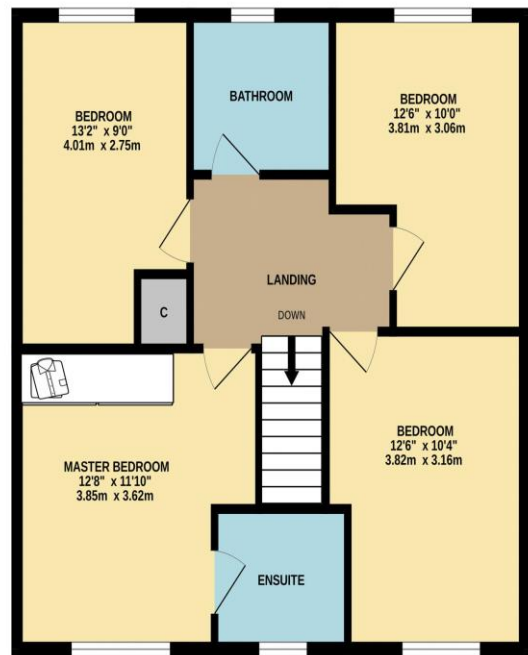


**OPEN TO SENSIBLE OFFERS** Built to the impressive, and very popular 'Manford' design by Taylor Wimpey, the design as the development 'Show Home'. Particularly handsome, this double-fronted property is especially spacious and practically 'Brand New'. Stylish and very spacious, the internal accommodation is deserving of inspection to be fully appreciated. Very briefly delivering an entrance hall, large bay-fronted lounge, study, cloakroom/utility, and fabulous open-plan kitchen/dining/family room across the rear of the ground floor. The first floor brings four, fantastic double bedrooms, 'Master' with fitted robes and stylish ensuite, complimented by the attractive family bathroom. A side block-paved drive allows off-road parking and approaches the detached single garage, whilst the generous plot brings front gardens, and a large, fence enclosed rear garden, complete with established grass, and enjoys a southerly, sunny direction. Available with no forward chain.

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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Tenure: Freehold

Council Tax Band: C

FPC Rating: B

- **IMPORTANT:** Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These particulars do not constitute a contract or part of a contract.



