

RYDER DRIVE

MUXTON | TF2 8SX



FOR SALE
Offers in the Region Of
£350,000
Freehold



- Four bedroom detached family home
- Enjoying corner position
- Highly desirable location in Muxton
- Modern stylish fully fitted kitchen & dining area
- Spacious lounge
- Study & Guest cloaks w/c
- Modern family bathroom & En suite shower
- Private and enclosed rear garden
- Garage and driveway provide ample parking space
- Being offered with No Upward Chain
- Council Tax Band - D



Mannleys Sales & Lettings

23A Market Street, Wellington,
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Nestled in a highly desirable location in Muxton, this four bedroom detached family home enjoys a corner position. The residence presents well-proportioned and spacious accommodation. Being tastefully refurbished throughout.

The modern stylish kitchen and dining area, equipped with wall and base units, offers a practical space for cooking adventures and family gatherings, relax in the spacious lounge also benefiting from guest cloaks w/c, through hallway and a useful study/playroom.

To the first floor are four good sized bedrooms with the main bedroom enjoying an en-suite. The first floor is complemented by a modern and stylish family bathroom, providing a



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luxurious space for self-care and relaxation. Private and enclosed rear garden providing perfect space for entertaining. Garage and driveway providing ample car parking.

Short distance to amenities and shops. Excellent access to local road networks including M54 motorway. Viewing essential to fully appreciate.

Being offered with No Upward Chain.



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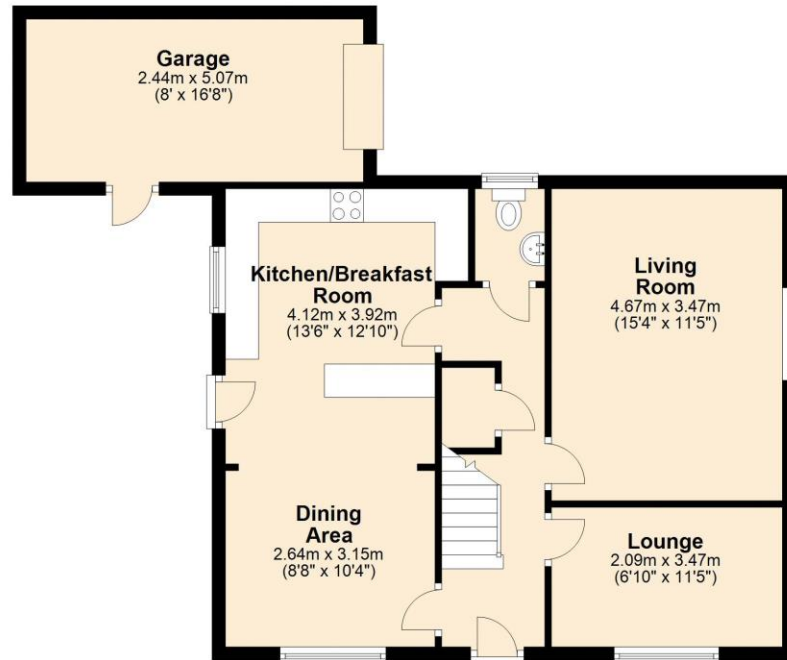
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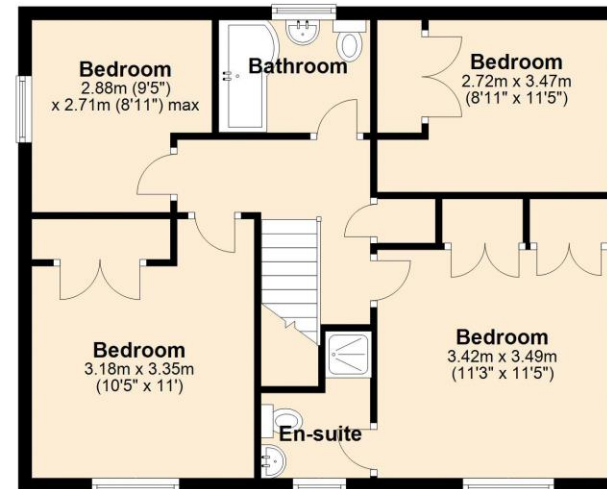
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Ground Floor
Approx. 70.0 sq. metres (753.4 sq. feet)



First Floor
Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 129.7 sq. metres (1396.3 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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