



Manager's Notes...

This three bedroom semi-detached home was built a little over two years ago by Gleeson Homes in the 'Fergus' design and benefits from the remaining NHBC warranty. Situated on the popular Saxon Grange development on the outskirts of town, the property is conveniently located for access into town via Eastwood Road or Kingsway.

The well-presented accommodation has received an impressive 'B' rating for energy efficiency and features a number of fixture-and-fitting upgrades by the current owner. The ground floor comprises a lovely dining kitchen with French doors to the garden, plus the lounge and cloakroom, with three double bedrooms and bathroom to the first floor.

Outside, there is a generous enclosed rear garden, driveway with EV charger and garage to the front.



- Three Bedroom Semi-detached House
- Garage and Driveway With EV Charging Point
- Very Well-Presented Throughout
- Built In The 'Fergus' Design By Gleeson Homes
- uPVC Double Glazing and Gas Central Heating
- Cul-de-Sac Location
- Generous, Enclosed Rear Garden
- Tenure: Freehold.
- EPC Rating - "B" 83.
- Council Tax Band 'B'





The property is approached over a paved footpath leading up to the **Front Entrance**, having a canopy porch, light and a modern composite door into the:

Entrance Hall - Having stairs to the first floor, uPVC double glazed window to the side aspect, radiator and power point.

Lounge 4.64m x 3.03m - With a uPVC window overlooking the front, built-in under-stairs storage cupboard, wall mounted heating controls, radiator and power points. Both the entrance hall and lounge feature 12mm water-resistant flooring with remaining warranty.

Kitchen 4.12m x 2.38m - With uPVC window and French doors leading out to the rear garden and patio. The kitchen comprises a range of contemporary cupboard and drawer units to both base and eye level, with work surfaces over, having an inset stainless steel sink drainer unit and mixer tap, inset four ring stainless steel style gas hob with extractor canopy over and oven below. Space for a washing machine and tall fridge freezer, recessed lighting and Oak effect tiled floor. A further door leads through to:

Cloakroom /WC - Having a continuation of the Oak effect tiled floor and comprising a modern white suite of low-profile close coupled WC, hand wash basin, tiling to waist height and a radiator.

First Floor Accommodation - Landing - with doors arranged off to:

Bedroom One 5.11m x 2.83m - The Master Bedroom benefits from a double aspect with uPVC windows to the front and rear, radiator, power points and controls for the first floor heating.

Bedroom Two 4.08m reducing to 3.11m x 3.46mm reducing to 2.71m - Also a generous double bedroom with uPVC window overlooking the front, radiator and power points.

Bedroom Three 3.57m x 2.06m – Has a uPVC window overlooking the rear garden, radiator and power points.

Bathroom 1.95m x 1.85m - The Bathroom comprises a modern white suite of panelled bath with shower unit over, pedestal hand wash basin and low profile WC. Tiling as appropriate and heated towel rail.

Outside –

The open plan front garden has been laid to lawn with footpath to the main entrance and a gravel driveway to the left which has a charging point for an electric vehicle.

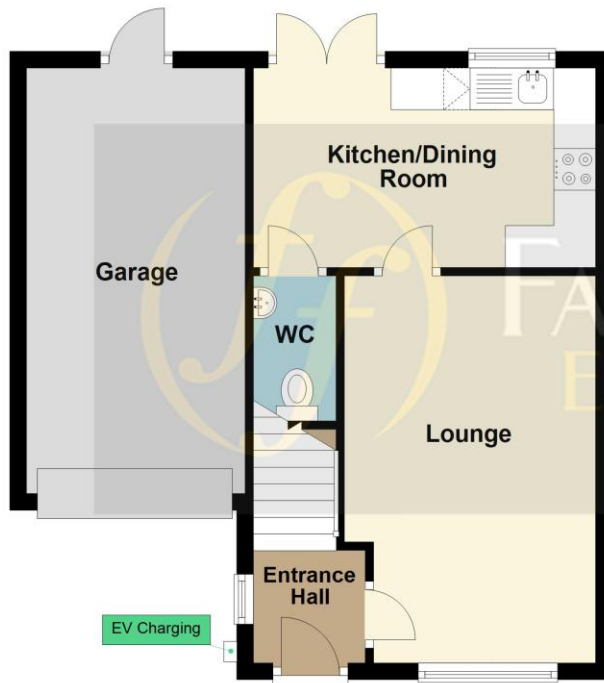
Garage – With up/over door, door to the rear garden, power and automatic light.

The rear of the property has been enclosed with panel fencing and combines a paved patio seating area with a generous garden laid to lawn. There is also a cold water tap.





Ground Floor



First Floor



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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