



5 Celandine Gardens

Priors Hall Park, NN17 5HQ



Simpson West

The Spruce -

£9,757 upgraded specification - Get in touch to arrange your visit!

A THREE bedroom detached home built to a traditional style by highly reputable builder Bovis Homes.

This home is located within the prestigious and up coming Priors Hall Park. Schools, shops and other amenities are all within a stones throw.

Accommodation is to include a spacious entrance hall, the impressive kitchen dining room with doors leading in to the rear garden, a utility room and cloakroom w/c, in addition there is the sitting room located at the front of the house. To first floor you will find two extremely generous double bedrooms, the larger of which boasts an en-suite shower room, there is also a great single bedroom and the main family bathroom.

- 10 year NHBC Buildmark warranty
- Allocated parking
- En-suite to master bedroom
- Entrance area with cloakroom
- High quality insulation reduces heat loss
- Open and welcoming entrance hallway
- French doors to rear garden
- Three bright and airy bedrooms
- Separate utility room
- Open plan kitchen and dining with French doors to garden

£345,000





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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