



31 Hempland Close  
Great Oakley, NN18 8LQ



**Simpson West**

Being offered to the market for sale with NO ONWARD CHAIN, this rarely available detached residence enjoys a highly attractive position within this much sought after cul-de-sac which can be found in Great Oakley.

Presented in excellent condition, the property offers accommodation to include a reception hall, cloakroom/WC, living room, separate dining room and a fitted kitchen/breakfast room.

The first floor provides FOUR BEDROOMS with the master boasting en-suite facilities and fitted wardrobes and there is also a refitted family bathroom. Outside, a smart frontage is predominantly laid to lawn and is complimented further by established greenery, and a driveway provides OFF ROAD PARKING for two vehicles leading to the GARAGE. The rear garden which is south facing leads with a patio area onto lawn and is fully enclose to all sides.

Set to the bottom of the cul-de-sac is access to established woodland which is ideal for dog walkers.

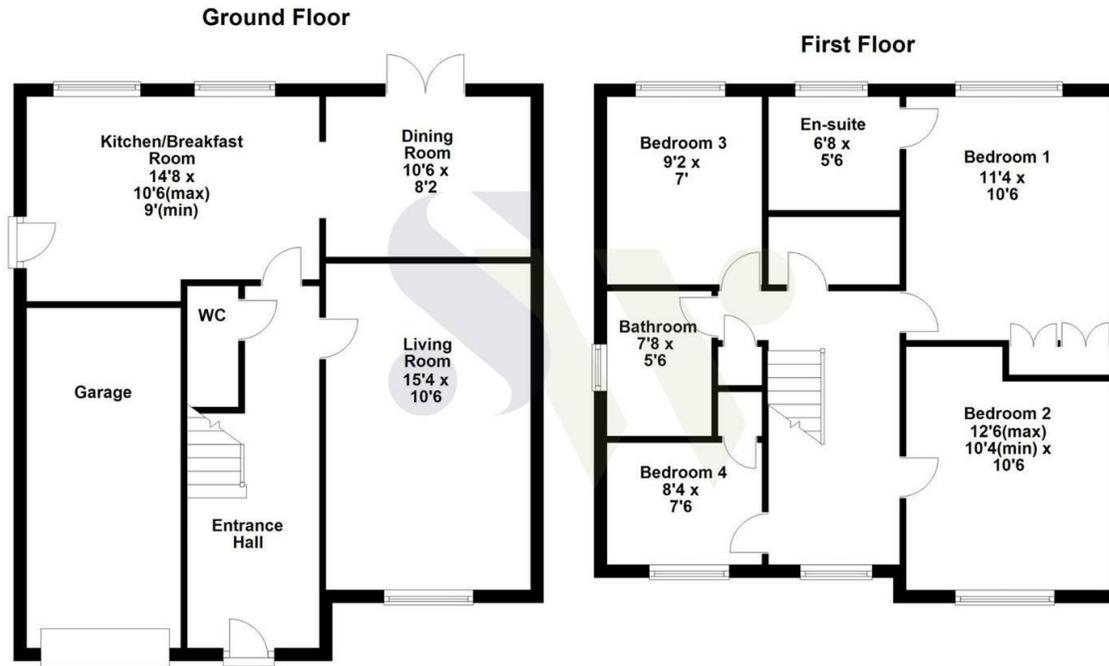
Viewing is highly recommended of this rarely available family home.

Energy Rating C. Council Tax Band D.

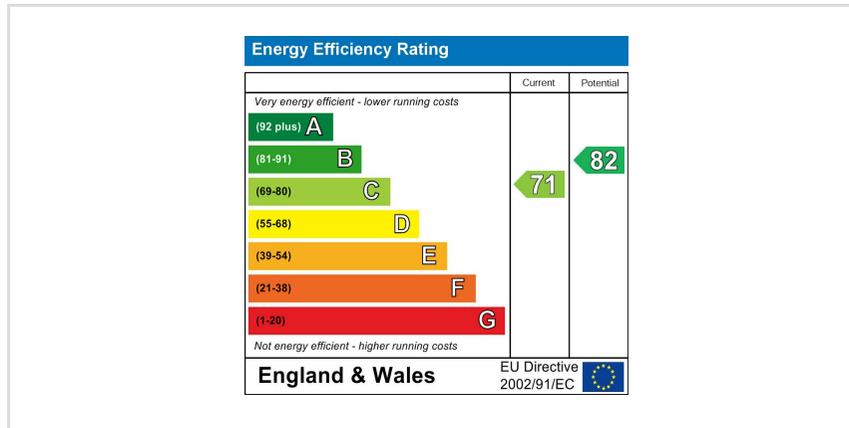


£375,000





Floor plan not to scale - for guidance purposes only.  
 Floor plan created by Simpson West for their use.  
 Plan produced using PlanUp.



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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Journey Personal



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