



2 Celandine Gardens

Priors Hall Park, NN17 5HQ



Simpson West

The Willow -

Upgraded specification - Get in touch to arrange your visit!

A FOUR bedroom family 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, 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, there is also a great single bedroom and the main family bathroom. To the second floor is the master bedroom with en-suite shower room and fitted storage.

- 10 year NHBC Buildmark warranty
- Downstairs cloakroom
- Separate living room with bay window
- Open plan kitchen and dining room
- Bi-fold doors leading to garden
- Practical storage throughout
- Flexible living space
- Modern multi-storey living
- En-suite to bedroom 1
- Garage and 2 parking spaces

£430,000



4



2



1



Simpson West



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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**Simpson
West**

Making Every
Journey Personal



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