



19 Wentworth Drive
Priors Hall Park, NN17 5AQ



Simpson West

Built by reputable builder Etopia Homes is this stunning FOUR bedroom eco residence that enjoys a detached position within the popular Priors Hall Park. This home occupies a pleasant position and is within walking distance to the local school, shops and other amenities. The Naturae, the design to which this home is built on, is one of the best rated properties in the area for energy efficiency with ground source heating, solar panels and various other additions that keep bills low. Features include a large entrance hall, cloakroom w/c, and the impressive open plan kitchen dining living room boasting a fully fitted kitchen including integrated appliances, stylish feature walls and doors leading to the rear garden. To the first floor you will find three generous bedrooms with the larger benefiting from an en-suite shower room, in addition there is the main family bathroom. To the second floor is the master bedroom with dressing area and large en-suite shower room. To the rear is a large fully enclosed garden that has been completely landscaped to now include a large patio area with bespoke glass roof pergola, tailored lawns and established shrubs in timber sleeper planters. To the front of the property is a generous amount of off road parking leading to the garage benefiting from an electric garage door. Early viewings are highly encouraged. Energy rating A. Council Tax Band E. **Priors Hall Urban and Civic charges apply- £278 per annum**

£425,000



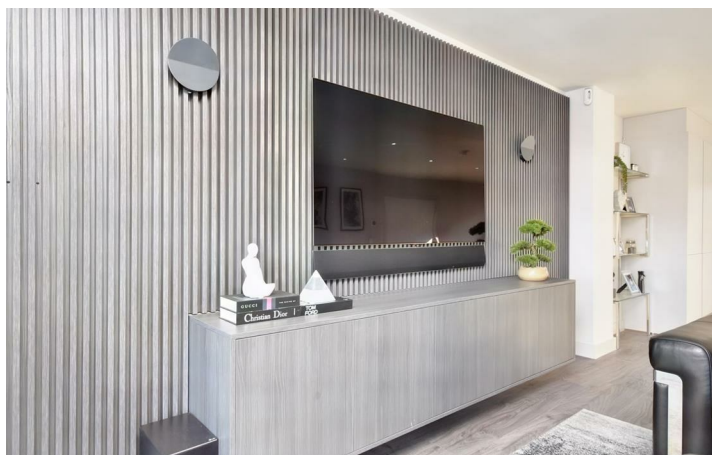
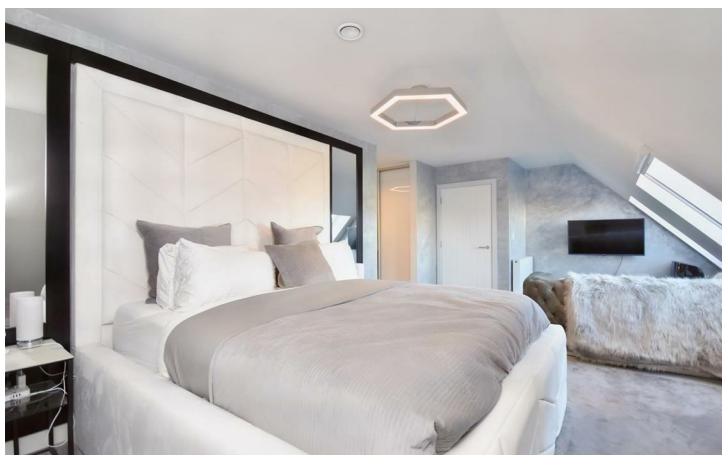
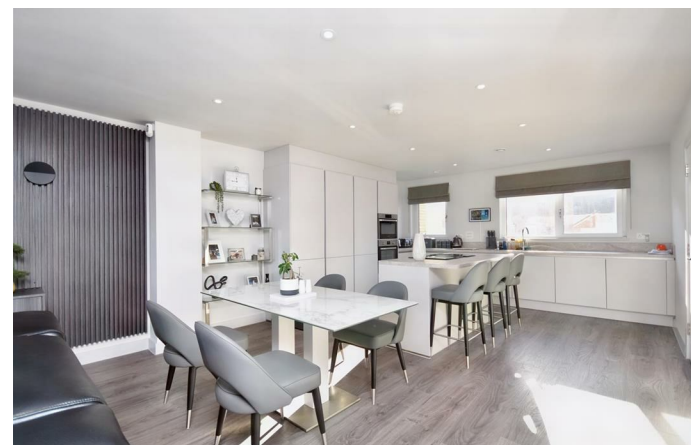
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3



1



Simpson West



Floor plan not to scale - for guidance purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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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