

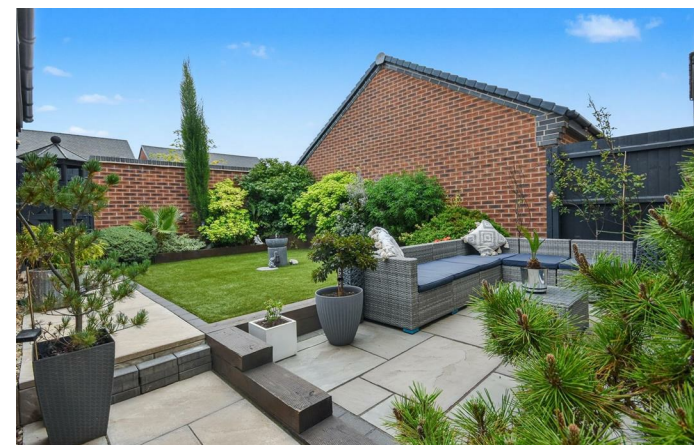


87 The Avenue
Priors Hall Park, NN17 5EP



Simpson West

Located within the highly sought after Priors Hall Park is this immaculately presented FOUR bedroom detached residence that is being offered to the market for sale with a complete upper chain. The property occupies a pleasant position and is within walking distance to the local schools, shops and other amenities. Features include an entrance hall, utility and cloakroom w/c, there is the impressive kitchen dining family room boasting integrated appliances throughout and doors leading to the rear garden. To the first floor there is the living room with stylish balcony to the front, there is a double bedroom and the main family bathroom. To the second floor there are two large double bedrooms, one of which boasts an en-suite shower room, in addition there is a good single bedroom. Outside there is a stunning garden that has been fully landscaped with artificial lawn and a decked space to the side providing several seating areas. There is a large single garage with side access door from the garden, and parking for two side by side to the front. Early viewings are an absolute must. Energy rating B. Council Tax Band E. Priors Hall Urban and Civic charges apply - £278 per annum.



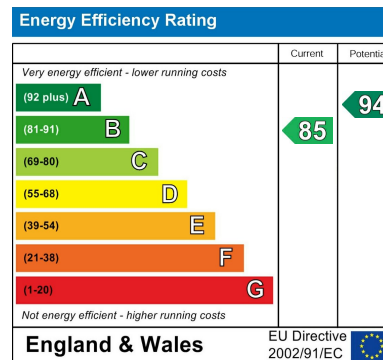
Offers In The Region Of £360,000

4 2 2





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



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