



87 The Avenue
Priors Hall Park, NN17 5EP



Simpson West

Located within the highly sought-after Priors Hall Park, this immaculately presented and show-home-ready four/five-bedroom detached residence is offered to the market with a complete upper chain. Maintained to an exceptionally high standard throughout, this superb home occupies a pleasant position within walking distance of local schools, shops, amenities, and the surrounding parkland.

The ground floor features a welcoming entrance hall with new Antico flooring throughout, a cloakroom/WC, and a separate utility room. The heart of the home is the impressive open-plan kitchen, dining and family room, fitted with freshly updated kitchen unit doors, fully integrated appliances, and doors opening directly onto the rear garden—ideal for modern family living and entertaining.

To the first floor is a stylish living room/snug with a front-facing balcony, offering flexibility to be used as a fifth bedroom if required, alongside a well-proportioned double bedroom and the main family bathroom. The second floor provides two generous double bedrooms, one benefitting from an en-suite shower room, plus a further good-sized single bedroom.

Externally, the property enjoys landscaped gardens to both the front and rear, with high-quality artificial grass laid to the rear and multiple seating areas including a decked space to the side. There is also an access gate from the front to the rear garden, along with a further gate leading directly to the garage and parking area.

Additional benefits include triple-glazed windows to the front, a larger-than-average single garage equipped with multiple power sockets and side access from the garden, and extensive driveway parking offering space for up to three vehicles side by side.

This outstanding home is presented in true turnkey condition and must be viewed to be fully appreciated.

Square Footage: Approx. 1,556 sq. ft. (144.5 sq. m.)

Energy Rating: B

Council Tax Band: E

Priors Hall Urban & Civic Charge: £278 per annum.

Offers In The Region Of £359,950



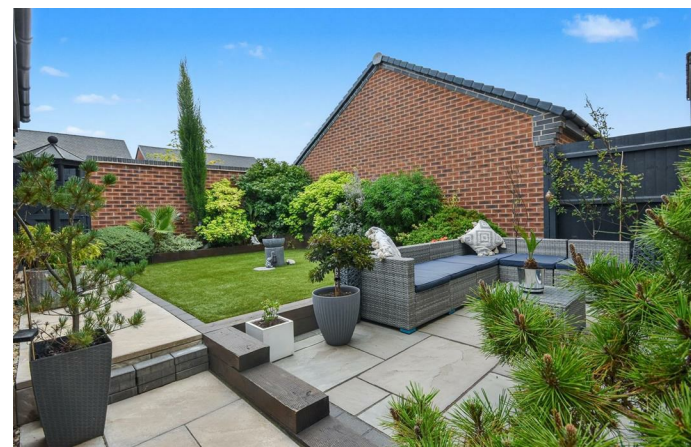
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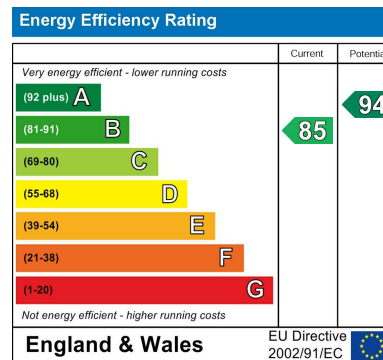


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Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



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