

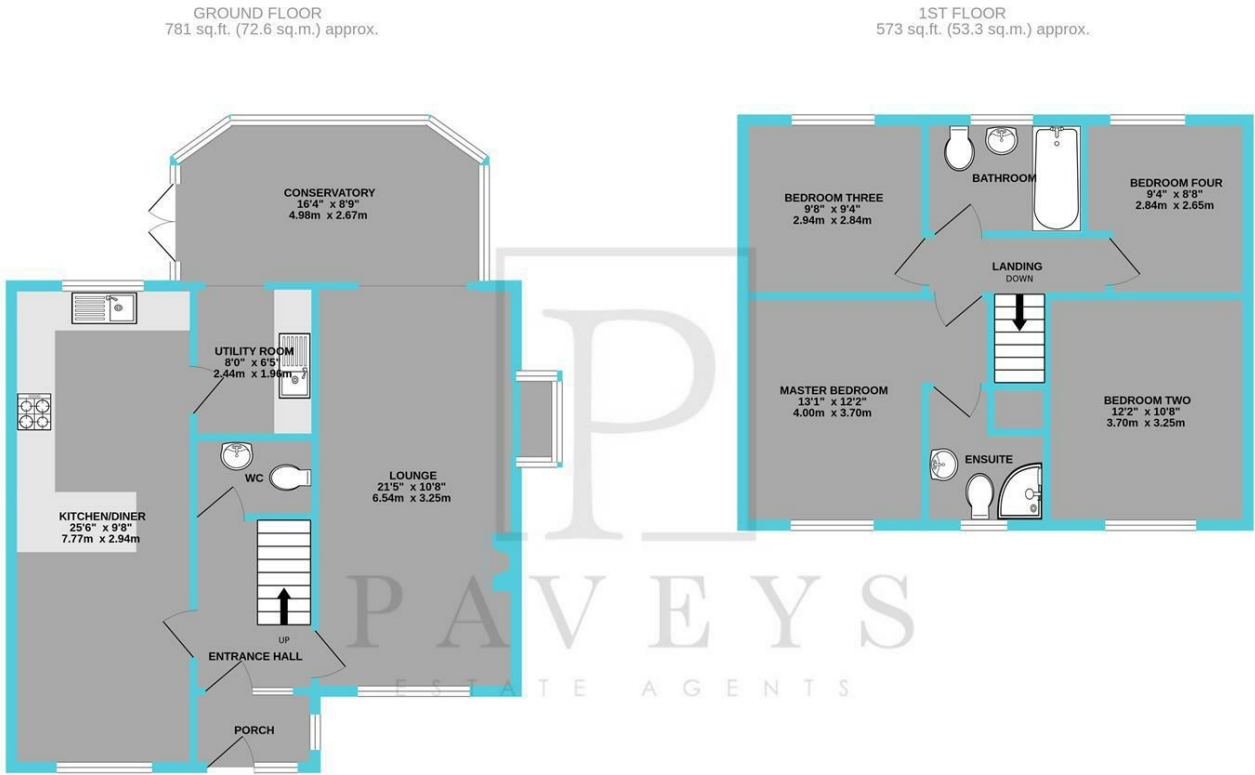


51, Wavring Avenue  
Kirby Cross, CO13 0TU

Price £435,000 Freehold



Located in a small cul-de-sac on the Frietuna Development is this DETACHED FAMILY HOME with DOUBLE GARAGE & PRIVATE REAR GARDEN. This light and spacious property offers excellent space for all the family with a 21 ft plus lounge with open access to the large conservatory, 25ft plus kitchen diner with attached utility room. On the first floor are four double bedrooms including the master bedroom with ensuite shower room and family bathroom. The total floor print for this property is an impressive 1354 sq ft. Outside is a private rear garden with access to the detached double garage and driveway which are positioned at the end of the garden. Wavring Avenue is a peaceful residential road which is close to green open spaces, the Triangle Shopping Centre, the new Tesco Superstore and local primary and secondary schools. An internal viewing is highly recommended in order to appreciate the footprint of this property and its location. Call Paveys to arrange your appointment to view.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

PORCH

Double glazed composite entrance door to front aspect, double glazed windows to front and side aspects, double glazed door and window to Entrance Hall.

ENTRANCE HALL

Wood flooring, coved ceiling, stair flight to First Floor, door to Cloakroom, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Tiled flooring, coved ceiling, radiator.

LOUNGE 21'5 x 10'8 (6.53m x 3.25m)

Double glazed window to front, double glazed box bay window to side, large open access to Conservatory, fitted carpet, coved ceiling, feature fireplace with surround and hearth, TV point, radiators.

CONSERVATORY 16'4 x 8'9 (4.98m x 2.67m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to all aspects with views over the garden, glass vaulted ceiling, tiled flooring, electric heater.

KITCHEN DINER 25'6 x 9'8 (7.77m x 2.95m)

Over and under counter units, matching display cabinets and shelving, work tops, inset stainless steel sink and drainer with mixer tap. Hotpoint oven and gas hob with extractor over, space and plumbing for dishwasher, wall mounted boiler (not tested by Agent), space for fridge freezer. Double glazed window to rear overlooking the garden, coved ceiling, tiled splash backs, radiator. Open access to Dining area with double glazed window to front, wood flooring, coved ceiling, radiator.

UTILITY ROOM 8' x 6'5 (2.44m x 1.96m)

Over and under counter units, work tops, inset stainless steel sink and drainer, fitted shelves. Space an plumbing for washing machine, space for tumble dryer. Door to Kitchen Diner, open access to Conservatory, tiled flooring, coved ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, radiator.

MASTER BEDROOM 13'1 x 12'2 (3.99m x 3.71m)

Double glazed window to front, fitted carpet, coved ceiling, door to Ensuite, loft hatch, radiator.

EN SUITE TO MASTER BEDROOM

White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed window to front, tiled flooring, fully tiled walls, chrome heated towel rail.

BEDROOM TWO 12'2 x 10'8 (3.71m x 3.25m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9'8 x 9'4 (2.95m x 2.84m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM FOUR 9'4 x 8'8 (2.84m x 2.64m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Lawned open plan frontage with mature shrub, gated access to rear garden.

OUTSIDE REAR

Private un overlooked rear garden, lawn area with retaining fencing and wall, courtesy door giving access to the Garage, patio area, BBQ area, exterior lighting, gated access to front.

DETACHED DOUBLE GARAGE

Positioned at the end of the rear garden with off road parking for 2 vehicles to the front. Roller door, pitched and tiled roof, power and light connected (not test by Agent), window to side, courtesy door giving access to the rear garden.

IMPORTANT INFORMATION

Council Tax Band: E  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.