





FABULOUS MODERN TWO BEDROOM PROPERTY WHICH IS DECEPTIVELY SPACIOUS AND A GREAT FIRST TIME PURCHASE. This lovely home is now for sale on this recent development, just off Wheatley Hall Road on Yarborough Drive and offers easy access to all the local amenities. The property is pleasantly presented and a viewing is highly recommended to fully appreciate the space available. The house briefly comprises of entrance hallway, lounge, WC, kitchen, stairs to the first floor landing, two double bedrooms, bathroom with three piece suite, off street parking to the rear for two cars, front and rear gardens. **FANTASTIC BUY IN DN2.**



ENTRANCE HALL

3' 4" x 3' 4" (1.02m x 1.02m) The property is accessed via the front facing door to the hallway, radiator and internal door to the living room.

LOUNGE

12' 10" x 12' 0" (3.92m including the stairs x 3.66m) Lovely reception room positioned at the front of the property with open access to the stairs, radiator, front facing double glazed window and internal door to the kitchen at the rear.

WC

6' 0" x 3' 4" (1.84m x 1.04m) Benefitting from a low flush WC, wash hand basin, radiator and a side facing double glazed frosted window.

KITCHEN

12' 9" x 7' 5" (3.89m x 2.28m) Beautiful kitchen space with a range of modern fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer unit, four ring gas hob with extractor hood above, single electric oven, integrated fridge/freezer, integrated washer dryer, integrated slimline dishwasher, two rear facing double glazed windows, rear facing double glazed French doors to the garden, storage cupboard beneath the stairs and door to the WC.

STAIRS

Leading from the living room to the first floor landing.

LANDING

6' 3" x 6' 0" (1.92m x 1.85m) The landing provides access to all bedrooms/bathroom, with loft access point and radiator.



BEDROOM

12' 10" x 9' 4" (3.93m max x 2.86m) Lovely double bedroom with storage cupboard, front facing double glazed window and a radiator.

BEDROOM

12' 10" x 7' 6" (3.92m x 2.29m) Further spacious double bedroom with rear facing double glazed window and a radiator.







BATHROOM

6' 3" x 6' 0" (1.92m x 1.83m) Nicely presented modern bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen mounted above, wall mounted shower unit, partially tiled walls, radiator, extractor fan, shaving point and side facing double glazed frosted window.

FRONT GARDEN & SHARED ACCESS TO PARKING

Small front garden with lawn, bushes, shrubs, mature tree, paved path, open access to the shared for vehicles to the side leading to parking behind the property and a side access gate to the rear garden.

PARKING

Two parking spaces are available directly behind the rear garden on the driveway.

REAR GARDEN

Fence enclosed rear garden with raised pond, water feature, gravelled area, raised decking, central lawn and side access gate.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

MONTHLY COST £115

EPC RATING: B

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

BOILER INSTALLATION DATE: 30/09/2020

LAST SERVICE: 2022

ELECTRICS INSTALLED WHEN BUILT: 2020

SITE MAINTENANCE COST: £149.23 ANNUALLY

MANAGEMENT COMPANY: TRUST GREEN

ALARM SYSTEM INCLUDED

LOFT SPACE: PARTIALLY BOARDED

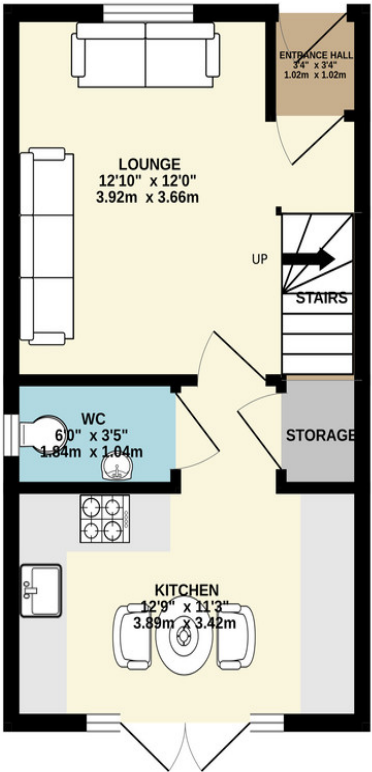
GAS METER LOCATION: FRONT OF HOUSE

ELECTRIC METER LOCATION: FRONT OF HOUSE

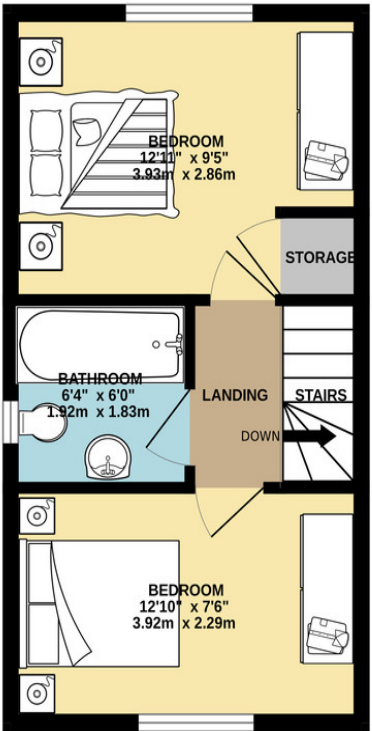
WATER METER LOCATION: FRONT OF HOUSE

SERVICES: MAINS

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		