

## DESCRIPTION

**\*\* THREE BEDROOMS \*\* \*\* IGHTEHILL \*\* \*\* TWO RECEPTION ROOMS \*\***

This charming three-bedroom detached property is nestled in the serene locale of Ightenhill. The house is surrounded by beautifully maintained front and rear gardens. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time.

The modern kitchen is well-equipped with contemporary appliances and the master bedroom is a luxurious retreat, complete with an en-suite bathroom, ensuring privacy and comfort.

One of the standout features of this property is the large driveway, providing plenty of off-street parking. The large front garden enhances the property's curb appeal and offers additional outdoor space.

This home enjoys a prime location, offering the best of both worlds. It is situated close to stunning countryside views, perfect for those who appreciate nature and outdoor activities. Despite its peaceful setting, the property is conveniently located for motorway links, making commuting a breeze. It is also well-served by main bus routes, ensuring easy access to public transportation.

Families will appreciate the property's proximity to local schools, making it an ideal choice for those with children, especially just a stones throw from Ightenhill Park.

Please call us on 01282 968668





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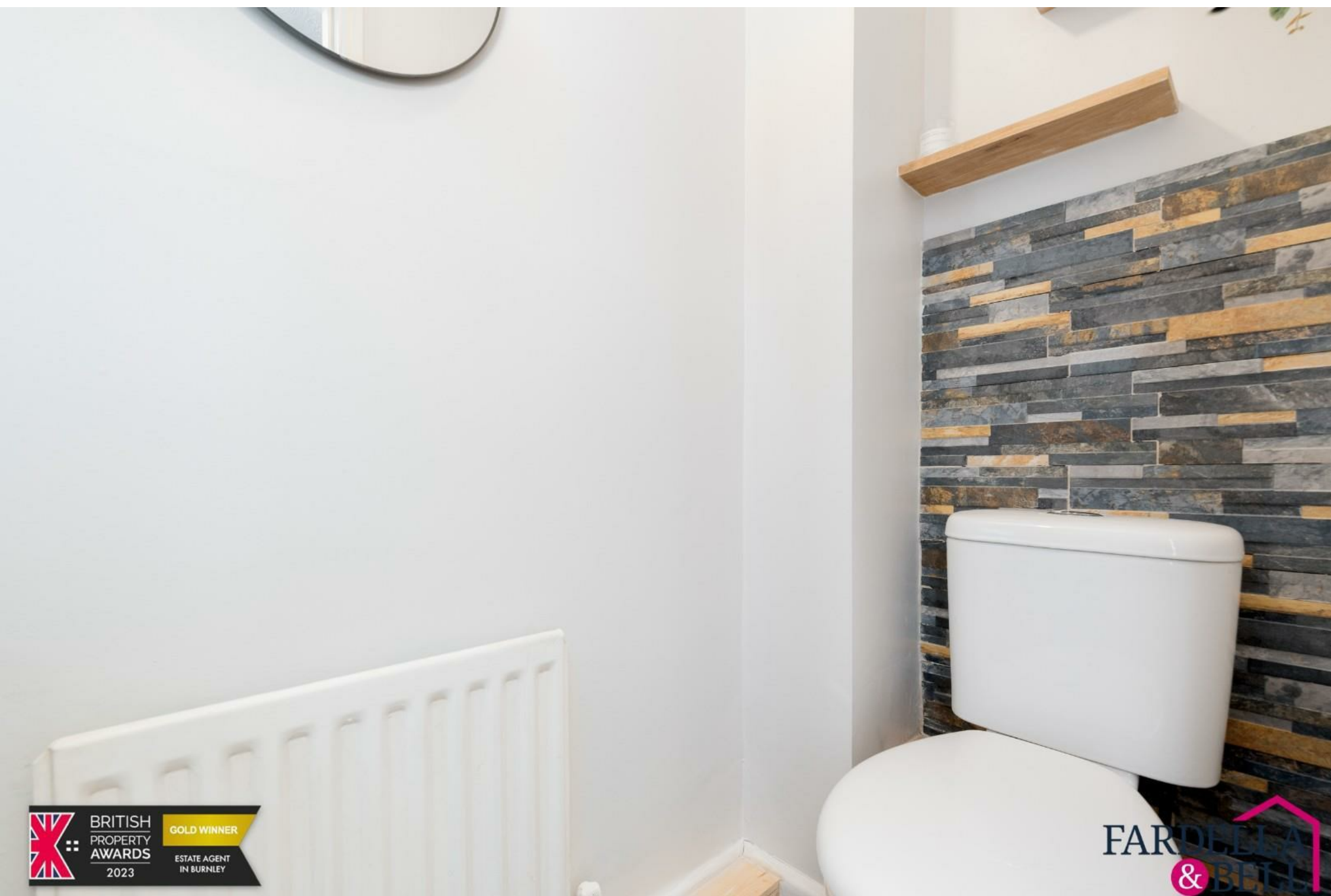


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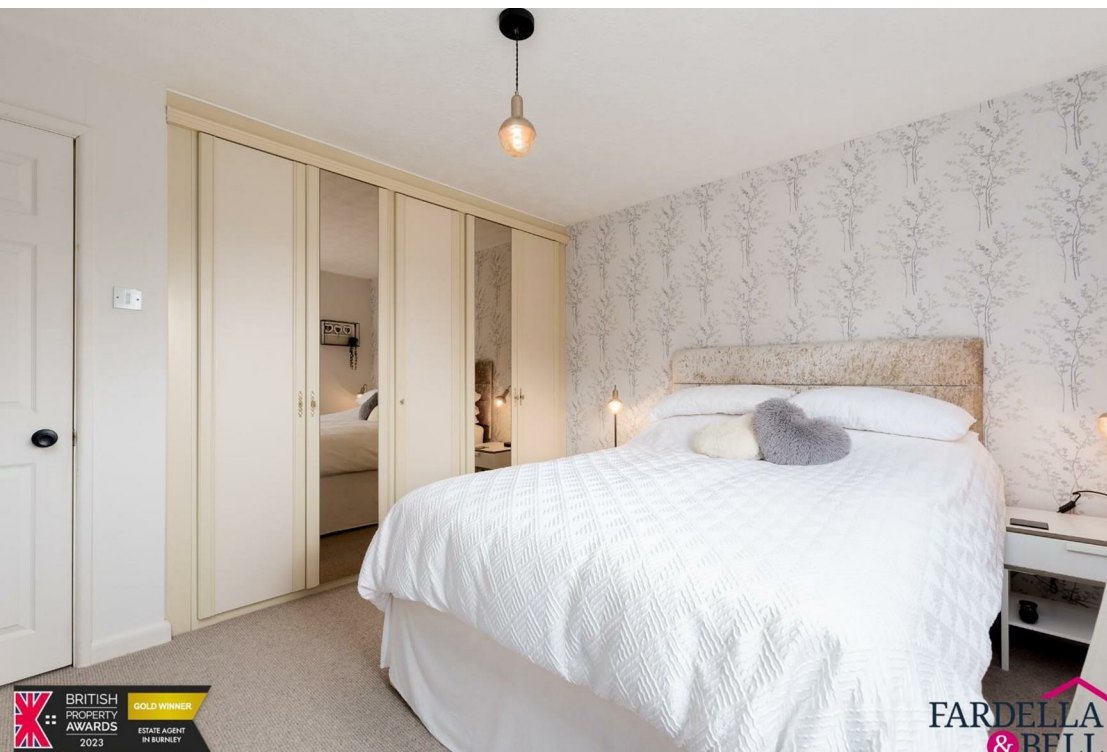
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## **Entrance Hallway**

Laminate flooring, feature wood panelling, radiator, ceiling light point and staircase with glass balustrade.

## **Living/ dining room**

Laminate flooring, x 2 ceiling light point, uPVC double glazed bay window, radiator and TV point, uPVC double glazed sliding doors to the rear and ceiling coving.

## **Kitchen**

Breakfast bar area, a mix of wall and base units, laminate flooring, integrated dishwasher, fridge / freezer point, spotlights, uPVC double glazed window, 1.5 bowl sink with chrome mixer tap, overhead extractor and induction hob and spotlights to the ceiling.

## **Garden room with garage conversion**

uPVC double glazed window to the rear, spotlights to the ceiling, laminate flooring, radiator, TV point and uPVC double glazed doors to the rear.

## **Downstairs WC**

Push button WC, radiator, ceiling light point, sink with chrome taps and frosted uPVC double glazed window.

## **Landing**

Loft access point, fitted carpet, doors to all bedrooms and bathroom.

## **Bedroom one**

Radiator, ceiling light point, fitted carpet, uPVC double glazed window and fitted storage.

## **En-suite**

Spotlights, frosted uPVC double glazed window, tiled flooring, shower enclosure with mains fed shower, chrome heated towel rail, vanity unit with sink with chrome mixer tap.

## **Bedroom two**

uPVC double glazed window, fitted carpet, wood panelling feature wall, fitted storage, ceiling light point and radiator.

## **Family bathroom**

Frosted uPVC double glazed window, partially tiled walls, sink with chrome taps, panelled bath, laminate flooring, push button WC, and spotlights to the ceiling.

## **Bedroom three**

Fitted carpet, uPVC double glazed window, radiator and ceiling light point.

## **Exterior**

Front: Features a spacious tarmac driveway, a garage with an up-and-over door, a well-maintained lawn, and a stone-chipped area.

Rear: Showcases Indian stone paving, artificial lawn, mature bushes and shrubs, a decked area, a stone-chipped section, a rockery, and side gate access.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'D'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – Unknown by vendor

Restrictions – Unknown by vendor

Building safety – No visible risks

Accessibility/Adaptations – No adaptations, essential living to the ground floor and bedrooms to the first floor.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – Unknown by vendor

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

## **Disclaimer**

Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the

seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes

before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be

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## **Viewings on Brochure**

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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