



- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- FANTASTIC POSITION

- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - D

Asking price £279,950

<https://www.judgeestateagents.co.uk>



This well presented, three bedroom detached house sits upon a fantastic position within this sought after development. A lovely home that benefits briefly from an Entrance Hall, WC, Living Room, Kitchen/Dining Room, First Floor Landing, Three Bedrooms and a Bathroom. There is a good sized rear garden that also benefits off road parking leading up to gated access to further parking leading to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading up to the first floor landing, under stairs cupboard, power point, radiator and doors that lead to:

LIVING ROOM

18'5 x 10'3 (5.61m x 3.12m)

Benefiting from windows to both the front and side aspects, radiator, power points and a TV point.

WC

Comprising a low level WC, Wash hand basin, Radiator and a Window to the rear aspect.

KITCHEN/DINING

18'6 x 8'11 (5.64m x 2.72m)

There are a range of wall and base units having work surfaces, sink with a mixer tap, integral oven, hob with extractor, plumbing for a washing machine, power points, radiator, tiled flooring, window to the front aspect and Patio doors leading to the Rear Garden.

FIRST FLOOR LANDING

With a radiator, window to the rear aspect, airing cupboard, power point and doors that lead to:

BEDROOM

15'7 - 11'9 x 10'7 (4.75m - 3.58m x 3.23m)

Benefiting from windows to the side aspect, radiator, power points, built in double wardrobes and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator and a Window to the front aspect.

BEDROOM

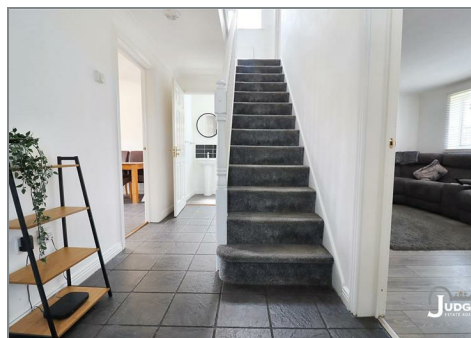
9'8 x 9'1 (2.95m x 2.77m)

Having a window to the front aspect, radiator, power points and built in double wardrobes.

BEDROOM

9'1 x 6'7 (2.77m x 2.01m)

Benefiting from a window to the side aspect, radiator, power points and built in wardrobes.





BATHROOM

7'5 x 6'2 (2.26m x 1.88m)

Comprising a low level WC, Wash hand basin, Bath with Shower head overhead, Window to the front aspect, Heated towel rail and Complimentary tiling.

REAR GARDEN

There is a patio that leads onto a mainly laid to lawn area.

PARKING

There is off road parking that leads to gated access to further gravelled off road parking that then leads towards:

GARAGE

With an up and over door.

VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	87
		EU Directive 2002/91/EC	

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

