

Property Particulars

6, Buzzard Road, Cottam.



- **Detached Family Home**
- **Decor, Landscaped, Internal Fittings Being 'Turn Key' Ready**
- **Three Bathrooms**
- **10 Year NHBC Warranty**
- **New Build With All The Final Finishes**
- **Three Good Bedrooms**
- **Driveway Parking**
- **Spacious Dining Kitchen Overlooking Sunny Garden**

£279,000

A beautiful new build detached family home set on the new Barratt development in Cottam. Having all the added benefits of landscaping, decor, floor coverings and light fitting this is 'turn key' ready for a new homeowner. There are three good bedrooms, lounge and a fantastic size dining kitchen overlooking the sunny rear garden and access provided by uPVC double glazed French doors from here and the lounge. There is a downstairs cloakroom WC and a bright generous landing with a gorgeous turning back staircase. There is a family bathroom and en suite. The property still has the 10 year NHBC cover and the tenure is Freehold. Excellent main road and motorway connectivity as well as local schools and newly created out of town shopping areas. Viewing is essential to fully appreciate the size setting and location of this lovely home.

Entrance Hall -

With uPVC double glazed door to the front, ceiling light, radiator, store cupboard and doors off.

Downstairs Cloakroom -

With low suite W.C. and wash hand basin

Lounge - 17' 7" x 10' 1" (5.36m x 3.07m)

With uPVC double glazed French doors to rear, ceiling light, radiator and a stylish uPVC double glazed window to the front.



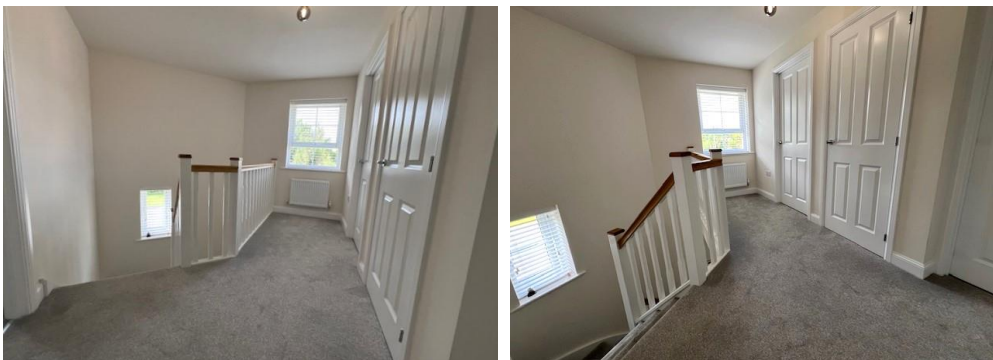
Kitchen/Diner - 17' 8" x 11' 10" (5.38m x 3.60m)

A fabulous size with a range of wall, drawer and base units with contrasting working surfaces, electric oven and gas hob with extractor hood above, integrated fridge freezer, dishwasher and washing machine, uPVC double glazed French doors to rear garden, radiator and ceiling light.



First Floor Landing -

Being approached by a lovely turning back staircase to a large landing with lots of natural light from uPVC double glazed windows to the front elevation.



Bedroom One - 12' 0" x 10' 1" (3.65m x 3.07m)

With uPVC double glazed window to the the front, ceiling light and radiator, door to ensuite.



En-suite -

With a three piece suite comprising low suite W.C. wash hand basin and glazed shower compartment with tiled elevations and radiator.

Bedroom Two - 10' 4" x 9' 4" (3.15m x 2.84m)

With uPVC double glazed window to the the rear, ceiling light and radiator

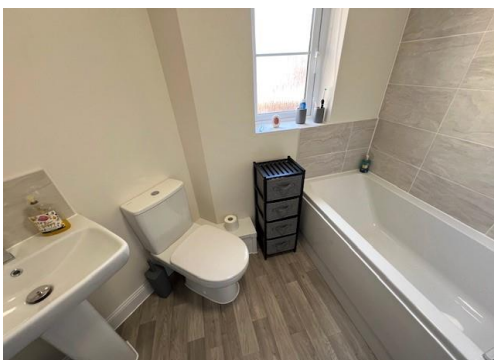


Bedroom Three - 11' 7" x 7' 0" (3.53m x 2.13m)

A great size third bedroom with uPVC double glazed window to the the front, ceiling light and radiator

Bathroom -

With a three piece suite comprising low suite W.C. wash hand basin and panelled bath, opaque uPVC double glazed window and part tiled elevations.

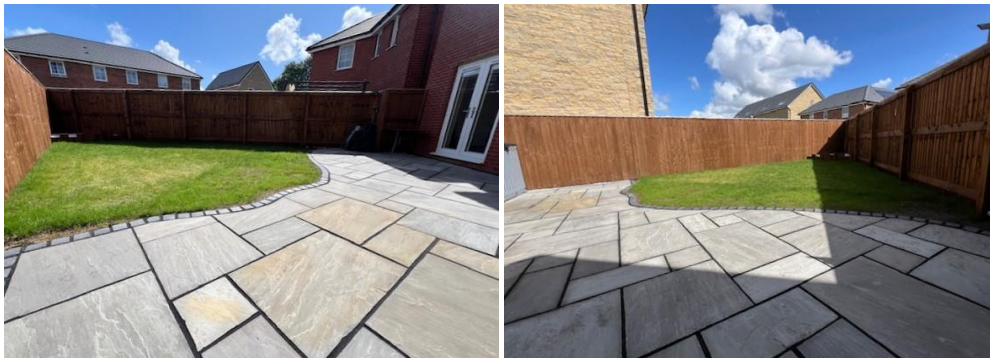


Outside -

With driveway parking for two cars and open plan lawn.

Rear Garden -

Beautiful garden, stone patio with granite, set edging and lawn with quality wooden fencing enclosing.



Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm