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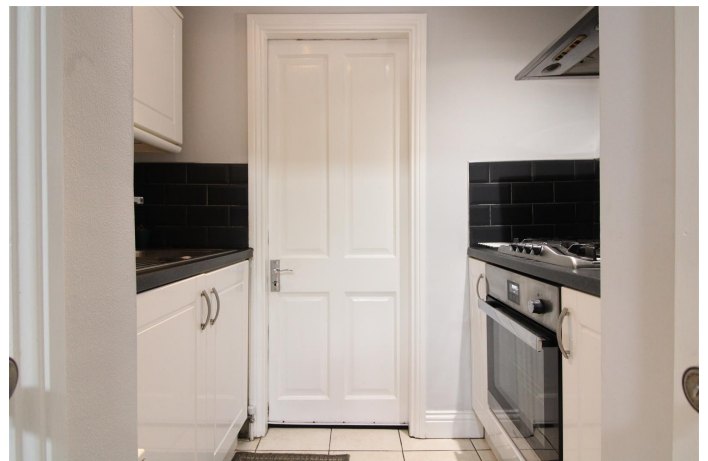
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- Extended Semi Detached House
- Modern Breakfasting Kitchen
- South Facing Low Maintenance Garden
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- High Spec Throughout
- Bathroom and Separate Shower Room
- Gas Central Heating

- Conservatory
- Great Family Home
- Sealed Unit Double Glazed windows

Extended semi detached house which would make a great family home, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with tiled flooring and double doors leading to the Internal Hallway with a storage cupboard. Downstairs W/C with a low level w/c, vanity unit with a wash hand basin and an extractor fan. Open plan Lounge Diner with French doors to the rear, feature fireplace and hardwood flooring. Breakfasting Kitchen with wall and base units, work top surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, Rangemaster oven, hardwood flooring, integrated fridge. Separate Utility Area with an integrated oven, gas hob with and extractor over, stainless steel sink and drainer unit, integrated washing machine, spotlights to the ceiling, storage cupboard housing the Combi boiler, tiled flooring. Conservatory with laminate flooring, spotlights to the ceiling and French doors to the rear. To the first floor there are 4 Bedrooms and a Bathroom which has a bath with a electric shower over, pedestal hand wash basin, low level w/c, tiled splash back, extractor fan and spotlight to the ceiling. Separate Shower Room which has a double cubicle with a mains shower, low level w/c, vanity unit with wash hand basin, heated towel rail, tiled flooring, spotlights and an extractor fan. Externally to the front there is a block paved driveway giving parking for 3 cars leading to a Garage via an electric roller door. To the rear there is a lovely south facing low maintenance garden. This property is well placed for local amenities with road and public transport links into the city and other surrounding areas. There is good access to the A1 and A69.





Energy Performance: Current D Potential B
Council Tax Band: C

Distance from Waverley Primary School: 0.3 miles
Distance from Kenton Bank Foot Metro: 3.6 miles
Distance from Central Train Station: 4.3 miles

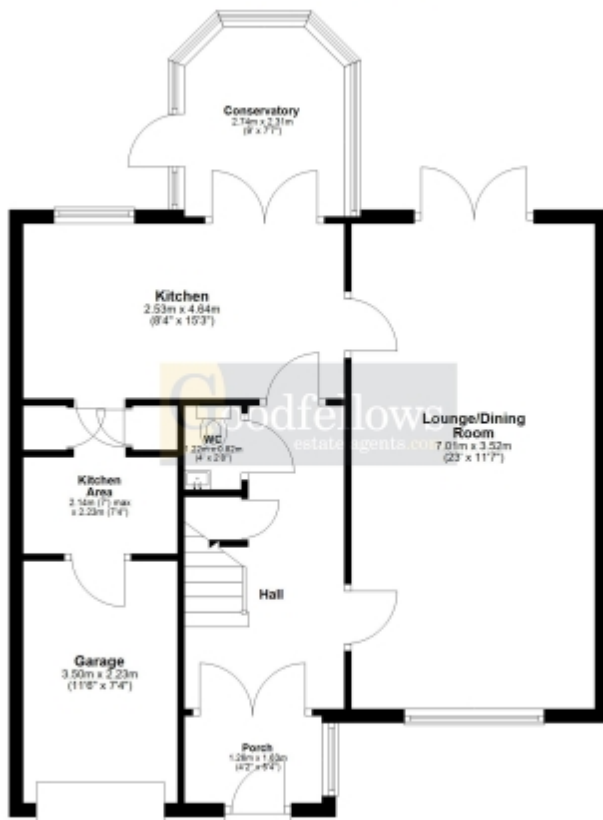
2024
WINNERS

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Verified reviews from our clients

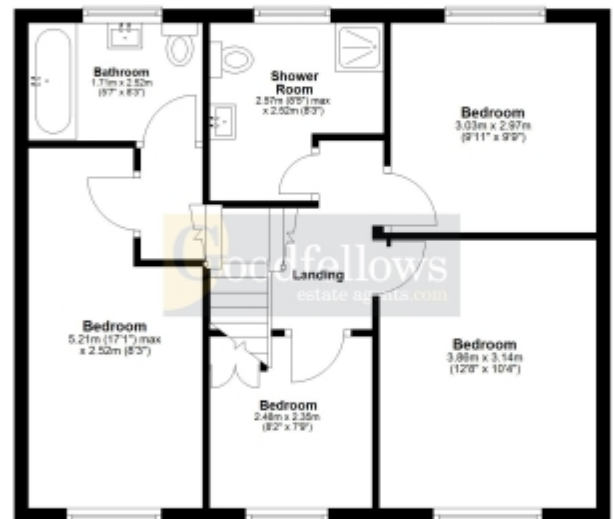
Ground Floor

Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 124.6 sq. metres (1341.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.