



9 Shillhope Drive

Offers Over £225,000

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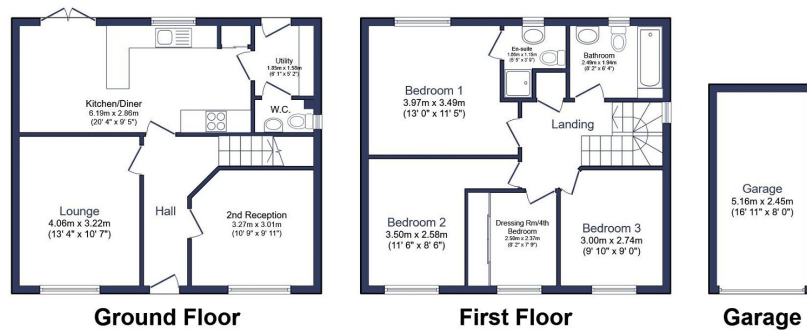


- Detached Family Home
- Four Bedrooms
- Kitchen/Diner
- Utility Room
- Good Sized Rear Garden With Decking
- Double Fronted
- Family Bathroom, Ensuite & Downstairs WC
- Living Room + Play Room/ Study
- Detached Garage & Double Driveway
- Popular Residential Location



One of the larger styles available within this popular residential development, this attractive double fronted home is offered to market with four spacious bedrooms, a family bathroom plus ensuite shower room off the master bedroom. The ground floor is a well proportioned space, especially as the garage does not encroach on the internal accommodation allowing for a double reception space to the front of the property, plus a generous kitchen/diner with separate utility room & WC across the rear. There is also a large enclosed South West facing rear garden with gated side access to the double drive and single garage.

A generously proportioned family home in great decorative order throughout - there is a great deal to love about this home so get in touch to arrange an internal discovery asap.



Total floor area 122.3 m² (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

23/03/2024, 16:22 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Energy rating C	Valid until 21 September 2025	
8, Shillinglee Drive B3 3JZ NE24 4JN	Certificate number 0042-3872-7018-0326-0343	
Property type Detached house		
Total floor area 112 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions . https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligation		
Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0042-3872-7018-0326-0003/property>

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