



20 Ewart Drive,
Offers Over £310,000

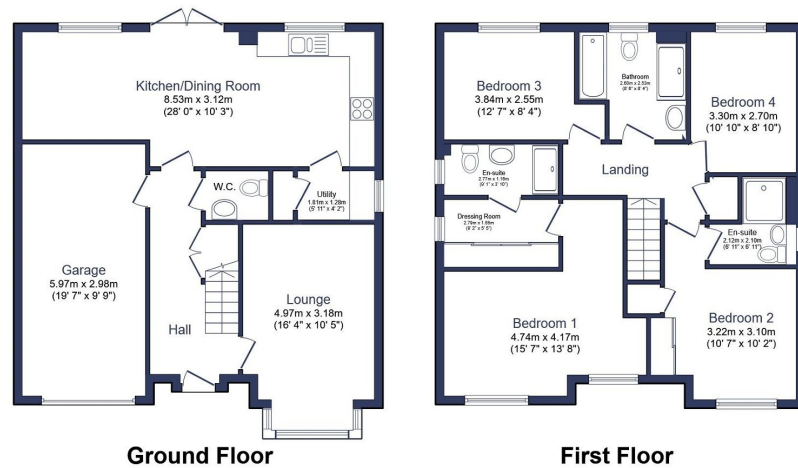
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- Detached Family Home
- Two En-Suites & 4-Piece Family Bathroom
- Full Width Kitchen/Dining/Family Room
- Large Enclosed Low Maintenance Garden
- Desirable Residential Location
- Four Double Bedrooms - Master With Dressing Room
- Spacious Front Aspect Living Room
- Separate Utility Room & Downstairs WC
- Single Garage With Internal Door + Double Driveway
- Spotless Throughout



A wonderful family home built within one of the initial phases of the Longridge development, this 'Sherwood' is offered to market boasting considerable internal accommodation that includes at first floor level - four double bedrooms (the master benefits from a separate dressing room), two en-suite shower rooms as well as a large 4-piece family bathroom. The ground floor comes fully equipped with a spacious bay-fronted living room along with a full width open plan kitchen/family room with dining area. Further highlights include a separate utility room, a downstairs WC as well as direct internal access to the integrated single garage. Externally, you'll find a double driveway as part of the impressive frontage set back from the road, with a really good sized low maintenance rear garden that has gated access.



Total floor area 148.6 sq.m. (1,600 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

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
25 Ewood Drive Farnborough Park, NE22 8JL (UK) NE22 8JL	Energy rating B	Valid until: 20 September 2022 Certificate number: 0022-5531-2000-0739-4226																																
Property type Detached house	Total floor area 130 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/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-for-landlords https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-for-landlords																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		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.																																
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0022-5531-2000-0739-4226?property=25>

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