



44 The Demesne

£350,000

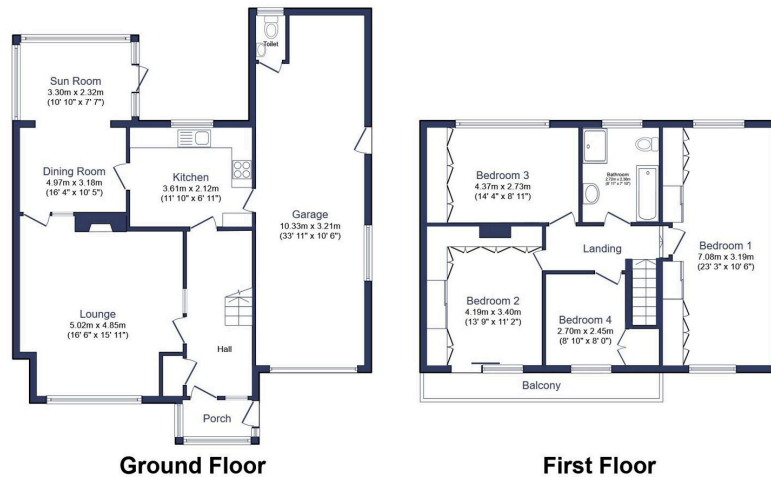
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- Detached Family Home
- Four Well-Proportioned Bedrooms (All With Built-In Wardrobes)
- Four-Piece Family Bathroom With Under Floor Heating
- Massive Front Aspect Living Room
- Spacious Kitchen/Breakfast Room
- Separate Dining Room
- Substantial Integrated Garage (With Electric Door), WC & Large Driveway
- Mature Front Garden & Rear Courtyard Garden
- Incredible Internal Proportions
- An Exclusive Address



Introducing this incredible family home to the local sales market, located within one of the town's most sought after cul-de-sacs. Arranged over two very spacious floors, this detached residence boasts four well proportioned bedrooms (all with built-in wardrobes) a fantastic 4-piece family bathroom with plenty of scope to add an en-suite if required. At ground floor level this may be the most impressive spaces available at this price point - a massive front aspect living room, a generous eat-in kitchen with a separate dining room that splits the two, along with a sun room beyond. You'll also find direct internal access to a garage that's almost double the length of most, with a separate WC within. Externally, there is a well maintained mature garden & driveway to the front, with a courtyard garden to the rear. At over 1800sqft internally, this is a brilliantly proportioned home that on further inspection you'll find to be in spotless internal condition.



Total floor area 169.5 m² (1,824 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

21/01/2024, 06:31 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
44 The Derrance DORSETTON NE5 9JF	Energy rating D	Valid until: 9 January 2034 Certificate number: 6019-8054-5102-0699-1106																																
Property type	Detached house																																	
Total floor area	140 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).																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.																																		
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.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>44</td> <td>57</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D	44	57	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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