



## 7 PARKLANDS AVENUE HUMBERSTON, DN36 4FY

**£192,000**  
**FREEHOLD**

Beautifully presented three bedroom semi-detached home built in 2019 and updated by the current owners to offer stylish, modern living throughout. Featuring a garage with integral access, a generous lawned rear garden and a popular location just off Humberston Avenue, this immaculate property is perfect for families and ready to move straight into.



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01724 642002



# 7 PARKLANDS AVENUE



## DESCRIPTION

Built in 2019 and still benefiting from the remainder of its warranty, this beautifully presented three bedroom semi-detached home has been thoughtfully updated by the current owners to provide comfortable and practical modern living. Finished to a high standard throughout, the property is immaculately maintained and stylishly decorated, making it truly ready to move straight into. The accommodation is well suited to family life, offering a welcoming and contemporary feel from the moment you enter. Externally, the home enjoys a really good sized lawned rear garden, ideal for children, entertaining or relaxing, while the garage benefits from an integral access door for added convenience. Situated in a popular and sought-after location just off Humberston Avenue, the property is perfectly positioned for local amenities, schools and transport links. This is an excellent opportunity to purchase a modern family home in a desirable area, combining style, space and ease of living.

## ENTRANCE HALLWAY

With a door into the integral garage and a door into

## LOUNGE

Beautiful front facing lounge with an area for dining or workspace

## KITCHEN DINING ROOM

Rear facing with French style doors into the garden

## DOWNSTAIRS W.C

With low flush W.C and basin

## FIRST FLOOR HALLWAY

## BEDROOM ONE

Front facing with dual windows, area for wardrobes and a door into

## EN-SUITE

With Shower cubicle, low flush W.C and basin

## BEDROOM TWO

Rear facing double bedroom

## BEDROOM THREE

Rear facing double bedroom

## FAMILY BATHROOM

Spacious with panelled bath and shower attachment, low flush W.C and basin

## GARDENS, DRIVEWAY & GARAGE

Front Garden has added block paving giving extra off road parking, rear garden is securely fenced and laid to lawn, the integral detached garage has an access door from the entrance hallway

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band**

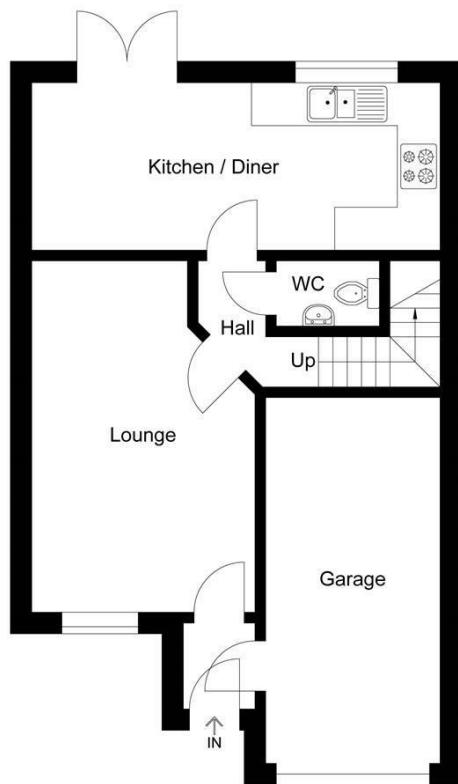
**Viewings – By Appointment Only**

**Floor Area – sq ft**

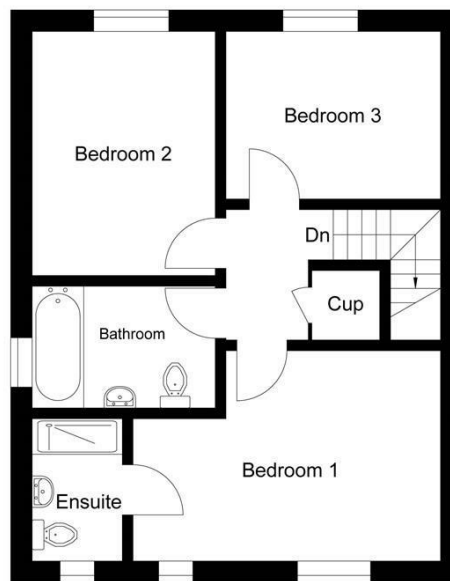
**Tenure – Freehold**







Ground Floor



First Floor

Approximate Gross Internal Area  
76.63 sq m / 824.83 sq ft (Excluding Garage)  
Garage Area 12.47 sq m / 134.22 sq ft  
Total Area 89.10 sq m / 959.05 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[monique@biltons.co.uk](mailto:monique@biltons.co.uk)

07808163324

<https://biltons.co.uk/>

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