



5 Harvest Square , Rampton,  
DN22 0GG



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# £315,000

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This immaculately presented bungalow is situated on Harvest Square, a unique gated development located on the edge of the village of Rampton. Offered for sale with no upward chain, the bungalow was built in 2021 to exacting standards, with solar photovoltaic panels and air conditioning units. The accommodation includes a sitting room, dining kitchen with stone work surfaces, three bedrooms (with one en-suite shower room) and a bathroom. Externally, the property features open fields to the rear, an enclosed lawned garden as well as allocated off-road parking.





### RECEPTION HALL 5.75m x 4.16m (18'11" x 13'7")

Obscure double glazed front entrance door with matching sidelight, wall-mounted electric heater, cloaks cupboard with shelving housing electric consumer unit, further cupboard housing hot water storage tank, hatch accessing roof space, doors leading to all accommodation.



### SITTING ROOM 4.94m x 4.16m (16'2" x 13'7")

Double glazed picture window to front aspect, two wall-mounted electric heaters, wall-mounted 'Mitsubishi' air-conditioning unit, double doors leading to dining area.



### DINING KITCHEN 6.12m x 3.32m (20'1" x 10'11")

The kitchen area is fitted with a range of shaker-style base and wall units consisting of soft-close cupboards and drawers underneath polished stone work surfaces. Fitted appliances include an electric fan-assisted oven, a microwave combination oven, washing machine, full-height fridge, four-ring induction hob with an extractor hood above, and a 'CDA' dishwasher. The kitchen also has a composite one-and-a-half bowl sink and drainer, timber flooring, wall-mounted electric heater, and wall-mounted 'Mitsubishi' air-conditioning unit, range of

ceiling-mounted downlights, and double glazed bi-folding doors to the rear leading out to the garden.

### BEDROOM ONE 3.90m x 3.32m (12'10" x 10'11")

Double glazed window to rear aspect, wall mounted 'Mitsubishi' heater and air-conditioning unit, double-doored wardrobe unit.

### EN-SUITE 3.32m x 1.21m (10'11" x 4'0")

Fully-tiled shower enclosure with mains-fed shower, low-level flush WC, wash hand basin with toiletry storage below, double glazed obscure window to rear aspect, timber effect flooring, tiled walls to half height, chrome ladder style towel radiator.

### BEDROOM TWO 4.17m x 2.77m (13'8" x 9'1")

Double glazed window to front aspect, wall mounted electric heater.

### BEDROOM THREE 3.86m x 3.00m (12'8" x 9'10")

Double glazed window to front aspect, wall-mounted electric heater, a range of fitted wardrobe units.





 **NEWTON  
FALLOWELL**



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## BATHROOM 3.33m x 2.13m (10'11" x 7'0")

Panel bath with mains-fed shower above, wash hand basin with toiletry storage below, low level flush WC, tiled walls to half height (full height to the bath area). Timber effect floor covering, double glazed obscure window to rear aspect, shaver point, chrome ladder style towel radiator.

## GARDENS & GROUNDS

To the front there are two allocated parking spaces with a pathway leading to the front entrance door to the rear features. A central lawned area with pathways surrounding there are a variety of mature plants and shrubs as well as a central raised planter area. There is an awning to the rear of the property as well as a garden shed in the rear left corner.

## TENURE

Freehold

## COUNCIL TAX

Band D



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## SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase. The property has private drainage, and the owners contribute a communal charge of £20 per month for maintenance to cover private access via electric gates, communal garden areas and drainage etc.

## DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

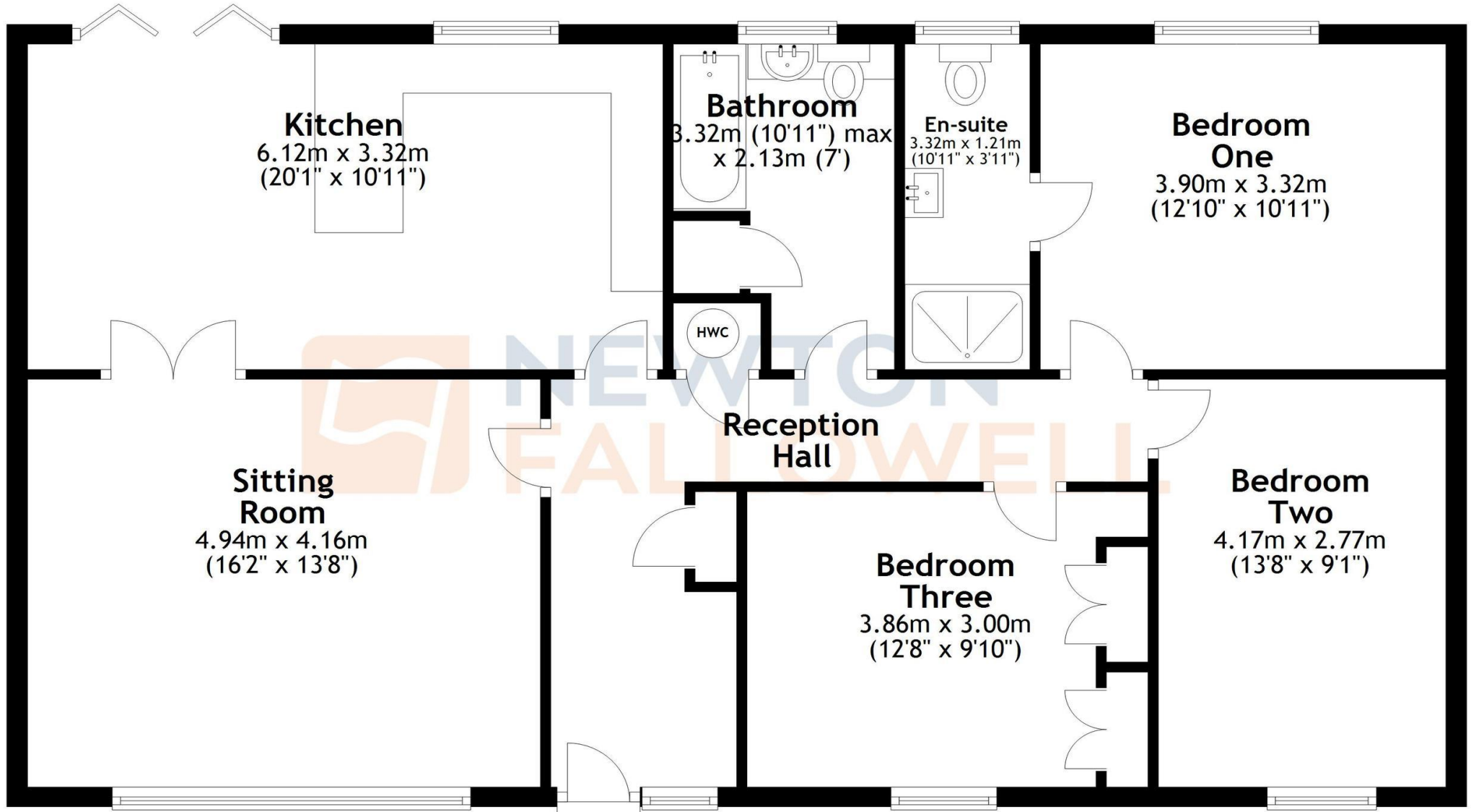






## Ground Floor

Approx. 103.5 sq. metres (1114.2 sq. feet)



Total area: approx. 103.5 sq. metres (1114.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

