







### Property Description

Modern Three-Bedroom Semi-Detached Home - Built 2021 by Berkeley Homes - Chain Free

Built in 2021 by Berkeley Homes, this beautifully presented three-bedroom semi-detached property offers bright, spacious, and modern living throughout, with 7 years remaining on the NHBC warranty.

To the front, the property benefits from a private driveway with parking for two vehicles. Inside, the welcoming entrance hall leads to a convenient downstairs cloakroom and a stylish, fully fitted kitchen featuring integrated appliances including an eye-level oven, hob, extractor, dishwasher, and washing machine. A useful under-stairs storage cupboard provides additional practicality.

The generous living/dining room spans the rear of the property, offering ample space for both relaxation and entertaining. French doors open onto the well-maintained rear garden, complete with an extended patio, lawn area, and a storage shed. The ground floor is finished with neutral hard flooring throughout, adding to the contemporary feel.

Upstairs, the property offers two spacious double bedrooms and a third single bedroom, ideal for a child's room or home office. The principal bedroom includes a modern en-suite shower room, while the family bathroom features a shower over the bath with a fitted screen. All bedrooms are carpeted and in excellent condition.

There is an annual maintenance charge of £391.88.

### Management Fee

Annual management/service charge of £391.88 payable to Premium Estates

### Ground Floor

#### Living Room

11' 10" x 15' 5" ( 3.61m x 4.70m )

#### Kitchen And Breakfast Room

11' 10" x 8' ( 3.61m x 2.44m )

#### W.C

7' 10" x 3' 5" ( 2.39m x 1.04m )

### First Floor

#### Bedroom One

12' x 9' 5" ( 3.66m x 2.87m )

#### En Suite Shower Room

7' 10" x 5' 6" ( 2.39m x 1.68m )

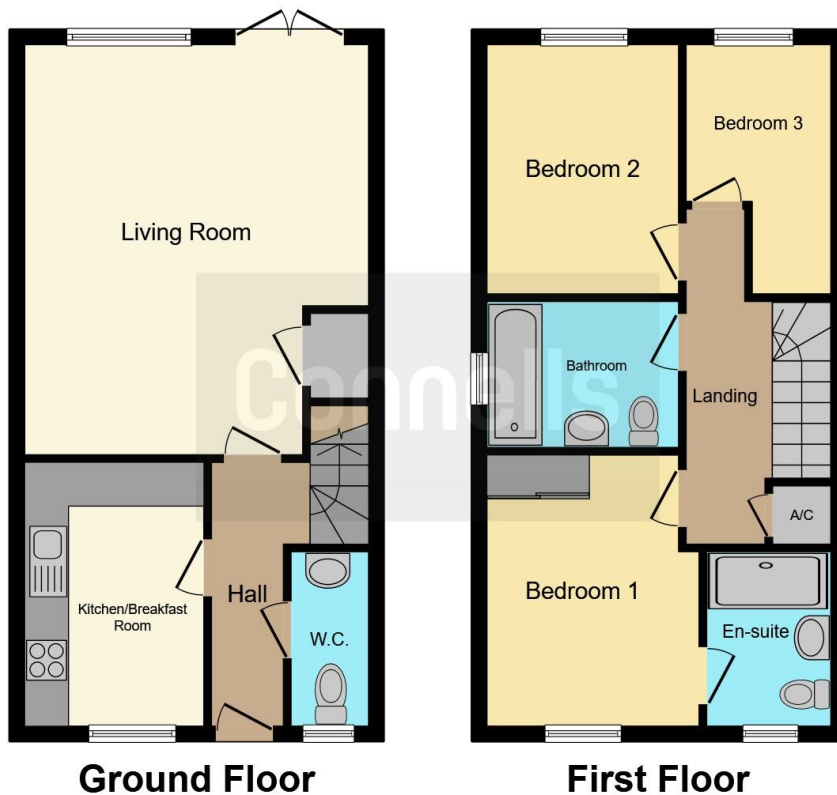
#### Bedroom Two

11' 7" x 8' 7" ( 3.53m x 2.62m )

#### Bedroom Three

11' 7" x 6' 5" ( 3.53m x 1.96m )





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](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: D

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Tenure: Freehold



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