



Fawcett Drive, Harrogate, HG1 4FE



Guide Price £740,000

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EXCLUSIVE

Council Tax: F

An immaculately presented five bedroom, detached home tucked away at the end of this exclusive cul-de-sac forming part of a development built in 2017. The current owners have enhanced the property recently with a modern kitchen and large conservatory stretching the full width of the property amongst other improvements.

With over 2200 square feet of accommodation and ground floor underfloor heating, the property briefly comprises; Enclosed porch and entrance into the spacious hallway which provides access to the integral garage with storage room, electric car charging point and electrically operated door. From the hallway, doors to the bay fronted lounge, a second reception room with French doors to the conservatory, guest cloakroom and the magnificent open plan kitchen dining room with French doors to the conservatory and door to the utility room. Ascending to the first-floor landing with doors to the main bedroom with bay window, fitted wardrobes and luxury en-suite shower room. Bedroom two also benefitting from fitted wardrobes and an en-suite shower room. There are a further three bedrooms and house bathroom.

Outside to the front, the property boasts a beautiful plot at the end of the cul-de-sac with driveway parking and an attractive lawned frontage. To the rear, an easy to maintain, private landscaped garden mainly laid to paving with raised beds and composite mill board patio area ideal for entertaining with fenced borders.

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DESCRIPTION

Entrance Vestibule

Access via UPVC glazed entrance door, composite door to:

Entrance Hall

Stairs to first floor, storage cupboard, under floor heating, doors to:

Kitchen Dining Room

22'0" x 11'10"

Quality modern range of wall and base units with Wharf Acrylic Seamless working surfaces over with inset sink unit and mixer tap, inset induction hood and double built in oven, integrated appliances to include two fridge freezers and a dishwasher. UPVC double glazed window to rear elevation, UPVC double glazed French doors to conservatory, under floor heating, inset ceiling spot lights, storage cupboard, door to:

Utility Room

5'6" x 3'10"

Quality wall and base units with Wharf Acrylic Seamless working surfaces over with inset sink unit and mixer tap, Miele washing machine, glazed composite door to conservatory.

Conservatory

29'8" x 7'10"

Brick and UPVC construction, two electric heaters, UPVC double glazed French doors to rear garden. UPVC double glazed French doors to:

Reception Room

14'4" x 10'6"

Under floor heating.

Lounge

15'8" x 14'1"

UPVC double glazed bay window to front elevation, under floor heating, TV point.

WC

Low level WC, wash hand basin.

Garage

17'4" x 16'5"

Power and light laid on, up and over door.

First Floor Landing

UPVC double glazed window to front elevation, airing cupboard, doors to:

Bedroom One

15'7" x 14'5"

UPVC double glazed bay window to front elevation, radiator, fitted wardrobes, door to:

Ensuite

Modern white suite comprising walk-in shower unit with mains shower over, low level WC, wash hand basin with drawers under, chrome heated towel rail, tiled walls and floor, UPVC double glazed window to side elevation.

Bedroom Two

13'0" x 11'11"

UPVC double glazed window to rear elevation, radiator, fitted wardrobes, door to:

Ensuite

White suite comprising shower cubicle with mains shower over, low level WC, wash hand basin, chrome heated towel rail, UPVC double glazed window to rear elevation.

Bedroom Three

13'1" x 11'11"

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

11'4" x 10'0"

UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Five

12'5" x 6'8"

UPVC double glazed window to front elevation, radiator.

Bathroom

Modern white suite comprising panel bath with shower over, low level WC, wash hand basin, chrome heated towel rail, part tiled walls and floor, inset ceiling spot lights.

EPC

Environmental impact as this property produces 2.1 tonnes of CO2.

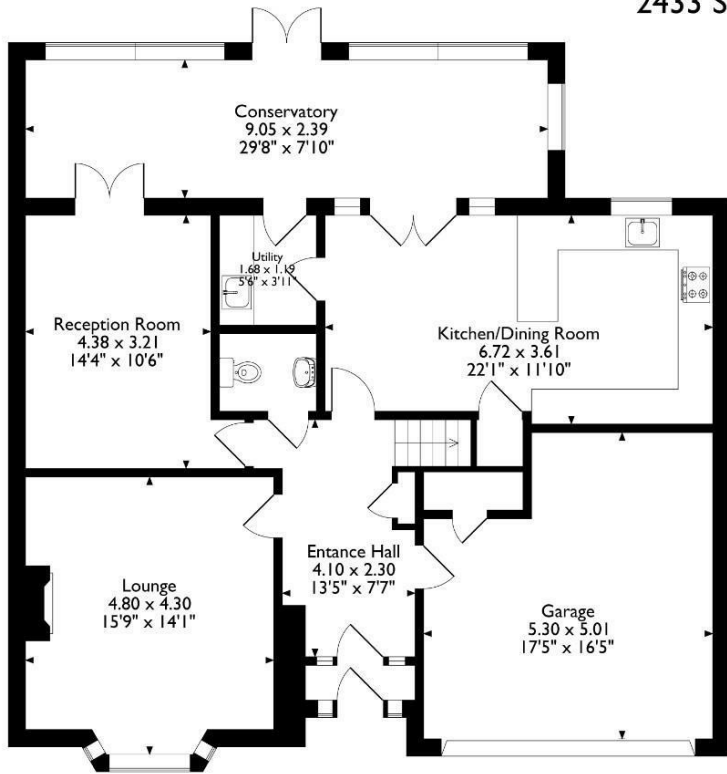
Material Information

Tenure Type; Freehold
Council Tax Banding; F

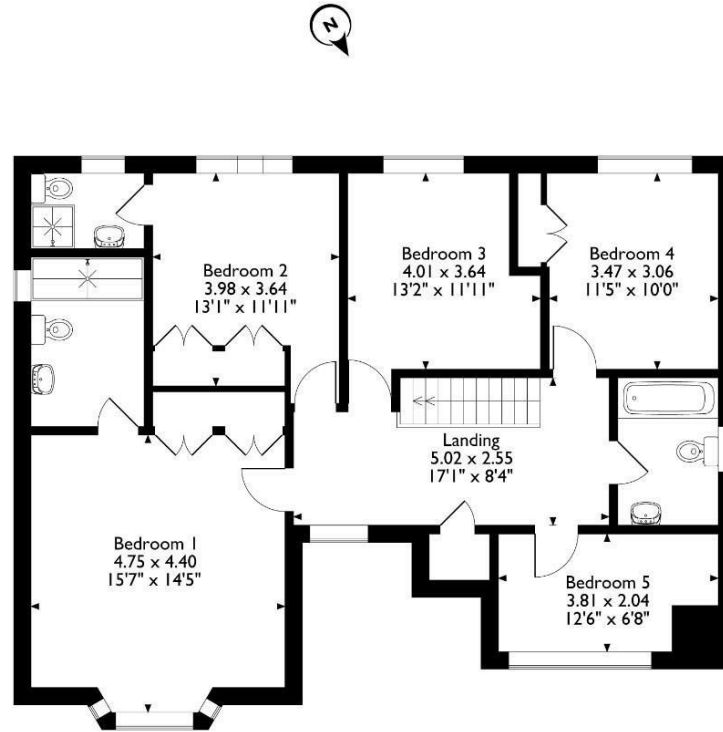




Fawcett Drive, Harrogate, HG1
 Approximate Gross Internal Area
 2433 SQFT/226 SqM



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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