



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Meadowsweet Way

Healing
DN41 7AL

£226,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious and modern end of terrace property located on a popular new build estate in the village of Healing. Ideal for a young family or first time buyer, this property is sure to be popular and therefore comes with viewing highly advised. Constructed in 2023, the property therefore still benefits from a large portion of its new home warranty. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, three bedrooms, an energy-suite and bathroom. Externally there are gardens to the front and rear along with a driveway to the rear and a brick garage. The property also benefits from an area to the side which has grass growing and also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

WC

The WC has a radiator, tiled floor, WC and a corner basin.

Lounge

18' 4" x 10' 9" (5.59m x 3.27m)

The lounge has a window to the side elevation, bay window to the front elevation, two radiators and a carpeted floor. There is also a modern media wall.

Kitchen/Diner

10' 11" x 17' 5" (3.33m x 5.31m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled and carpeted floor. There is a modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and a fridge-freezer, dishwasher, electric oven and gas hob with an extractor over. There is also a good space for a dining table and chairs.

First Floor Landing

With access to the loft, a radiator, carpeted floor and storage cupboard.

Bedroom One

12' 2" x 10' 8" (3.70m x 3.25m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

En-suite

5' 3" x 6' 6" (1.60m x 1.98m)

The en-suite has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Two

9' 4" x 11' 0" (2.85m x 3.36m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.89m)

Bedroom three has a window to rear elevation, a radiator and a carpeted floor.

Bathroom

7' 9" x 5' 7" (2.37m x 1.70m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and bath.

Garage

With an up and over door.

Outside

With grass to the front continuing down the side and there is a path to the front door. The rear garden has a lawn, enclosed with perimeter walls and fencing and with a gate leading out to the driveway which provides off road parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

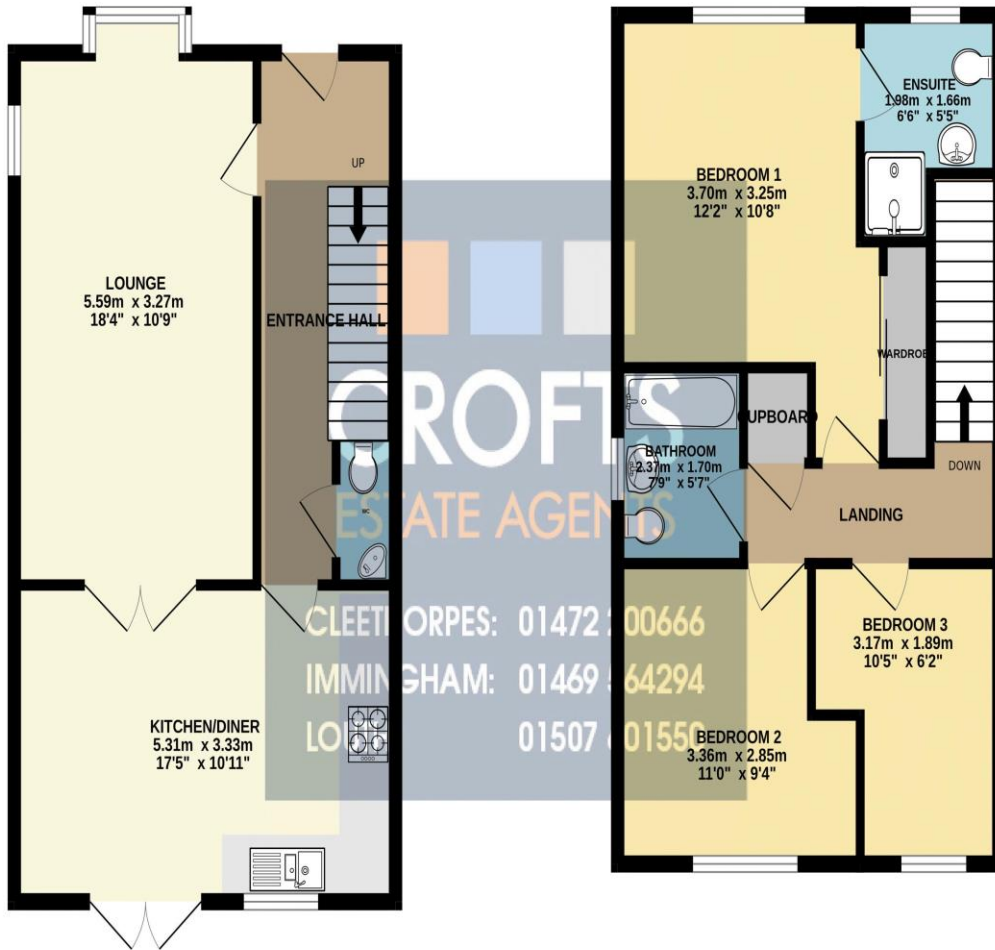
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
46.3 sq.m. (498 sq.ft.) approx.

1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA: 92.1 sq.m. (991 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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