

9 Fawcett Grove, Wick, BN17 7TF

£284,000

- Modern Two Bedroom Semi Detached House
- Benefitting from PV Panels to Reduce Bills
- Separate 15'3 Lounge
- Viewing Highly Recommended to Appreciate Quality of this Lovely Home

- Two Allocated Parking Spaces Attached to House
- Impressive, Contemporary Family Bathroom
- Views Towards 'Black Ditch' & Poling From First Floor

- Stunning 12'7 Refitted Shaker Style Kitchen with Feature Butler Sink
- Ground Floor Cloakroom
- Remainder of New Build Warranty

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This delightful two-bedroom semi detached house offers a perfect blend of modern living and comfort. Built in 2019, the property boasts a contemporary design and is well-suited for a range of buyers.

The refitted Shaker-style kitchen/diner with the feature Butler sink is a standout- it adds a stylish, timeless touch to the space. Opening out onto the low maintenance, attractive rear garden.

A south facing, welcoming reception room provides an ideal space for relaxation or entertaining guests. The two bedrooms are generously sized, ensuring ample room for personalisation and comfort. The well-appointed bathroom is designed with modern fixtures, catering to your everyday needs.

Convenient allocated spaces for TWO vehicles enhances the practicality of the home, making it easier for you and your guests to come and go.

Fawcett Grove offers a sense of community while still being within easy reach of local amenities and transport links. Viewing is strongly recommended to fully appreciate the exceptional quality of this lovely home.



Council Tax Band: C

Tenure: Freehold



KITCHEN/BREAKFAST
ROOM

12'08 x 8'01

LOUNGE

15'01 x 9'02

BEDROOM ONE

12'06 x 8'03

BEDROOM TWO

12'09 x 8'06

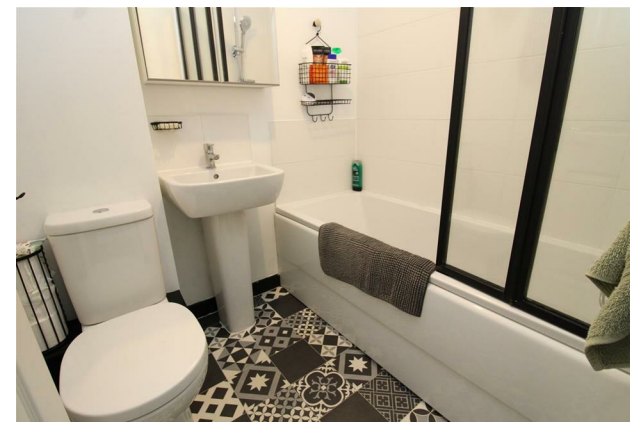
BATHROOM

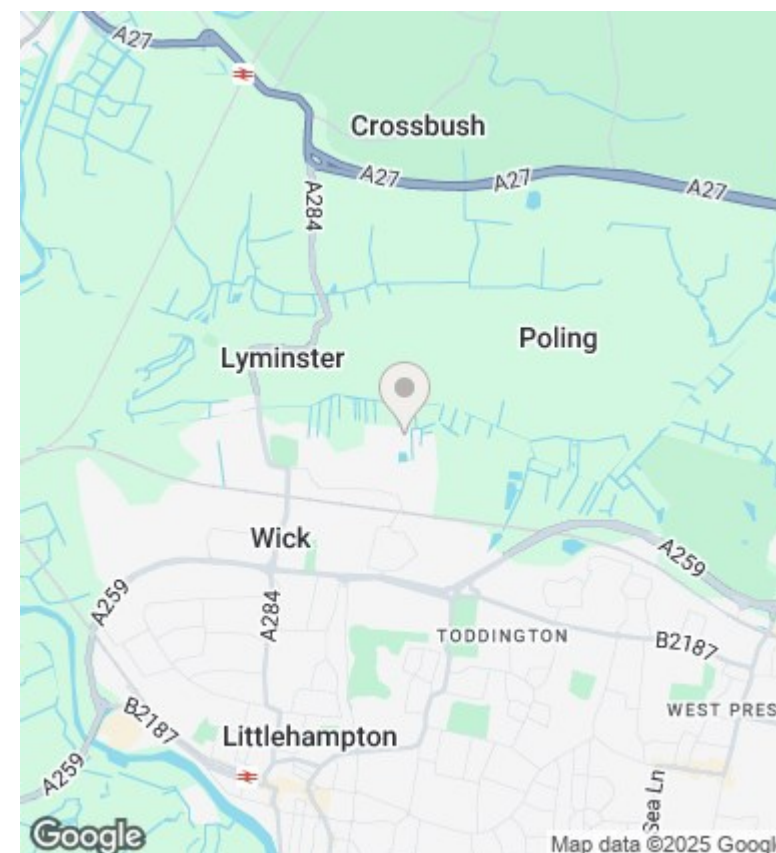
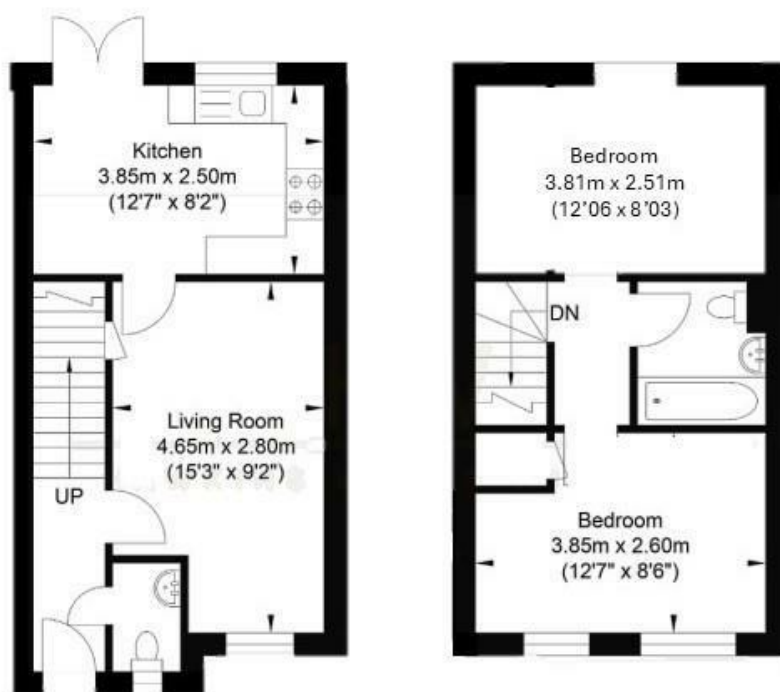
6'03 x 5'06

GROUND FLOOR W/C

ESTATE CHARGE

Approx £285.66. PA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	82	
(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 produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.