



9 Redwing Close, Wick, BN17 7GT

£399,950

- Extended Detached Family Home
- Garage/Study Area
- 14'40 Bay Fronted Lounge
- Popular 'Birds Estate' Development
- Three Bedrooms
- Three Separate Reception Rooms
- 19'93 x 12'8 Conservatory
- Ample Off Road Parking
- Utility Room & Ground Floor W/C
- South Easterly Generous Size Garden for Location

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Extended Detached Family Home on the Popular 'Birds Estate'

Nestled within the sought-after 'Birds Estate' development, this extended three-bedroom detached family home offers a superb blend of spacious living and modern convenience.

The property features three separate reception rooms, including a 14'4" bay-fronted lounge, a versatile dining room, and a 19'9" x 12'8" conservatory that overlooks the rear garden — perfect for relaxing or entertaining.

A well-equipped kitchen, utility room, and ground floor W/C add to the home's practicality, while the garage has been partially converted to provide a study area—ideal for home working or hobbies.

Outside, the property boasts ample off-road parking and a generous south-easterly facing garden, offering plenty of space for family enjoyment and outdoor living.

This exceptional home provides a rare opportunity to secure a spacious property in a desirable location, early viewing is highly recommended.



Council Tax Band: D

Tenure: Freehold



LOUNGE

14'40 x 10'70

DINING ROOM

10'05 x 9'66

KITCHEN

9'99 x 9'99

UTILITY ROOM

10'02 x 5'32

CONSERVATORY

19'93 x 12'8

GROUND FLOOR W/C

5'7 x 2'57

BEDROOM ONE

11'41 x 10'64

EN SUITE SHOWER ROOM

10'57 x 3'21

BEDROOM TWO

9'95 x 8'86

BEDROOM THREE

8'22 x 7'16

FAMILY BATHROOM

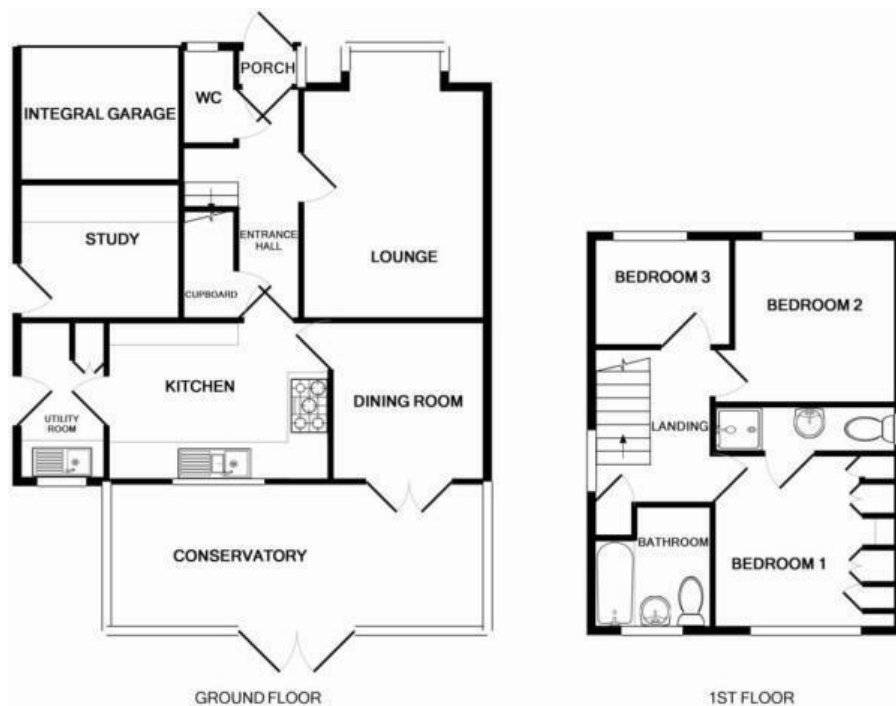
7'59 x 6'37

GARAGE

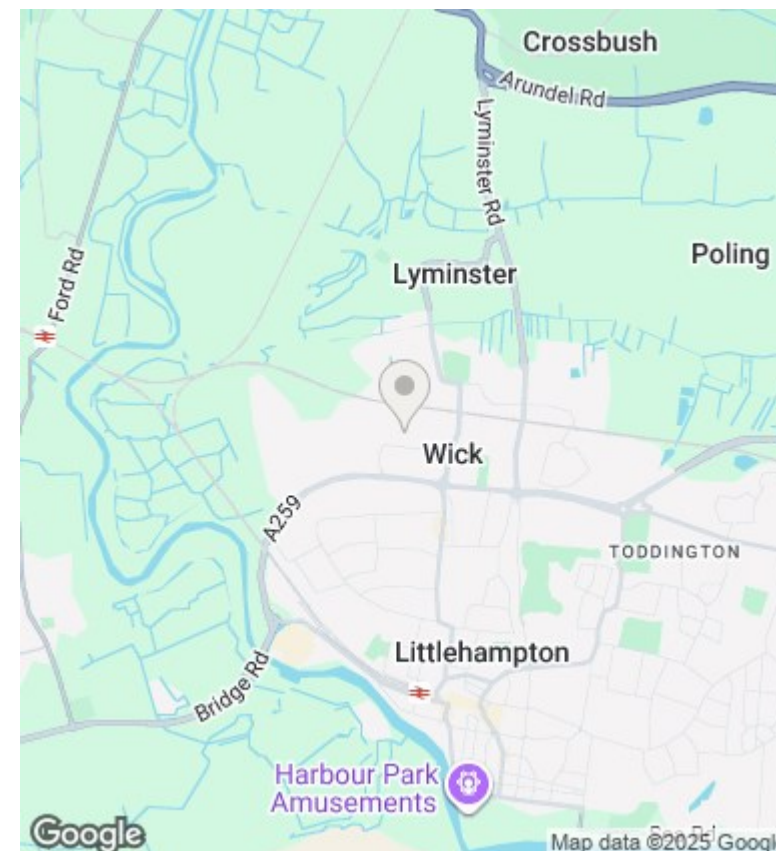
Metal up & over door, with storage area to front & access from side of of house. Rear

portion of garage (10'04 x 7'83)
partitioned to create study
area, could be reinstated to
full garage if required.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
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.