

HARWOOD

THE ESTATE AGENT

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22 Cygnet Drive, Holmer Lake TF3 1NP



£ 3 0 0, 0 0 0 region

This generously sized four-bedroom detached home is perfect for a growing family, offering a well-designed layout and ample living space. The ground floor features a bright and spacious lounge, ideal for relaxation and entertaining, along with a kitchen/dining area that boasts double doors opening onto the rear garden.

An adjacent utility room provides additional convenience and storage. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en suite shower room, while the second bedroom enjoys the added luxury of a spacious dressing room.

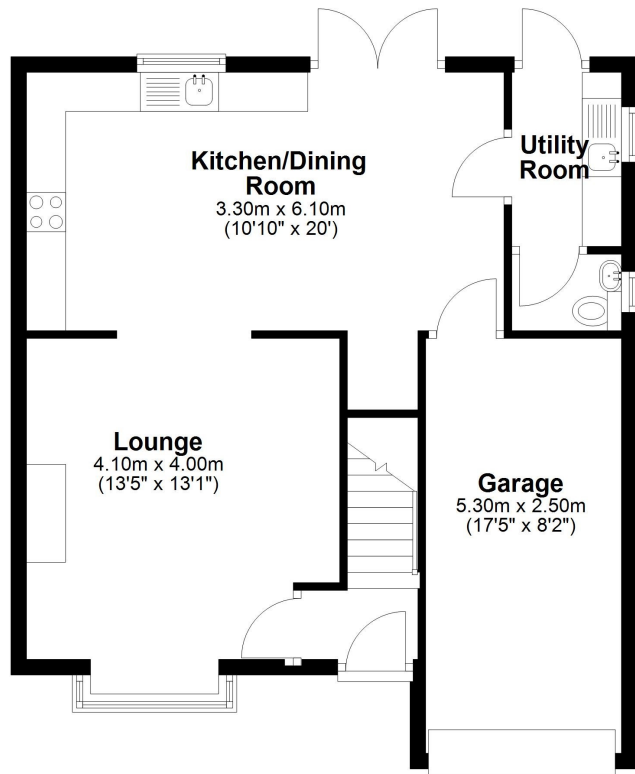
Externally, the property includes driveway parking, an integral garage, and a private, enclosed rear garden with both a patio area and lawn—perfect for outdoor enjoyment. Situated near the popular Holmer Lake, this home also offers excellent access to the national road network, making it a fantastic choice for commuters and families alike.





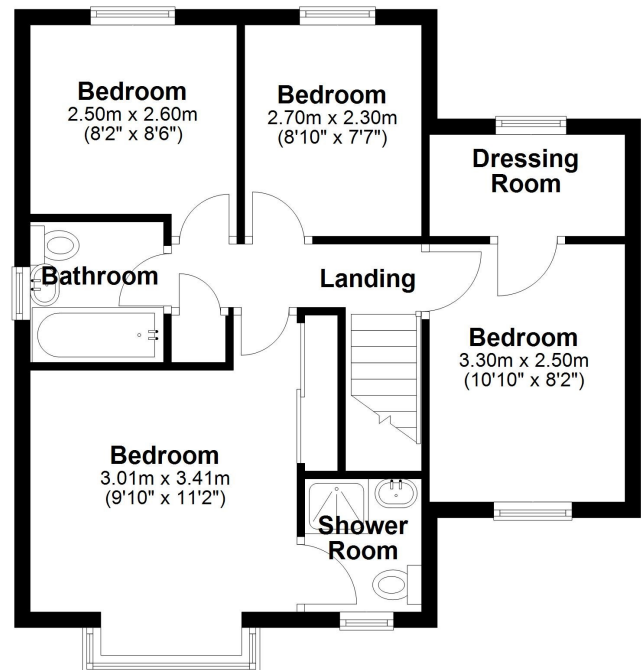
Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



Total area: approx. 110.4 sq. metres (1187.9 sq. feet)

22 Cygnet Drive

Tenure Freehold **Council tax** Band C

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 3rd March 2025