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43 Red Oak Drive  
Lea Castle, Cookley



43 Red Oak Drive, Lea Castle, Cookley, DY10 3GH

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Built by Bovis Homes in 2023 to the Hawthorn design, this immaculately and ready to move into modern 2 bedroom terraced property, which offers an open-plan Kitchen/Living accommodation to the ground floor and 2 double Bedroom to the first floor. The property is located off a popular new development at Lea Castle and is within travelling distance to local amenities, public transport links and local primary and secondary schools. Further to this, the property enjoys off road parking for 2 cars, gas central heating, UPVC double glazing throughout and is available with no upward chain!

Accommodation is over two floors and briefly comprises; Reception Hallway with ground floor cloakroom off, open-plan Breakfast Kitchen and Lounge, Landing, 2 double Bedrooms, Family Bathroom and private rear Garden.

OVERALL A BEAUTIFULLY PRESENTED PROPERTY, IDEAL FOR FIRST TIME BUYERS OR PEOPLE LOOKING TO DOWNSIZE! INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On approach, you are greeted by a tarmac driveway with parking spaces for 2 vehicles and a pathway leading to the composite front door with a variety of mature shrubs to the side. On entrance to the property, the front door leads through into the inviting Reception Hallway, which intern has a Guest Cloakroom and door to;

The stylishly fitted Breakfast Kitchen has a range of wall and base units with worktops that incorporate an inset stainless steel sink and drainer, inset oven with gas hob and extractor fan above, integrated dishwasher, fridge/freezer and washing machine. There is space for a dining room table and understairs storage cupboard. The Lounge is located at the rear and has French doors leading out to the rear Garden. There are stairs to the first floor.

To the first floor, the Landing has a useful loft hatch access and doors leading off.

There are 2 double Bedrooms of which Bedroom one is located at the rear of the property and benefits from a storage cupboard. The Family Bathroom has a white suite comprising; WC, pedestal basin, bath with shower head over and radiator.

Externally, the private and low maintenance rear Garden benefit from a paved patio area with Astro Turf lawn beyond giving a manicured appearance. Further to this, there are two shed, outside power point, outside tap and a gate at the rear which provides right of way behind neighbouring property.

At the point of marketing (Sept 2024) there is still 8 ½ years remaining on the NHBC warranty.

Tenure: Freehold Council Tax Band: B

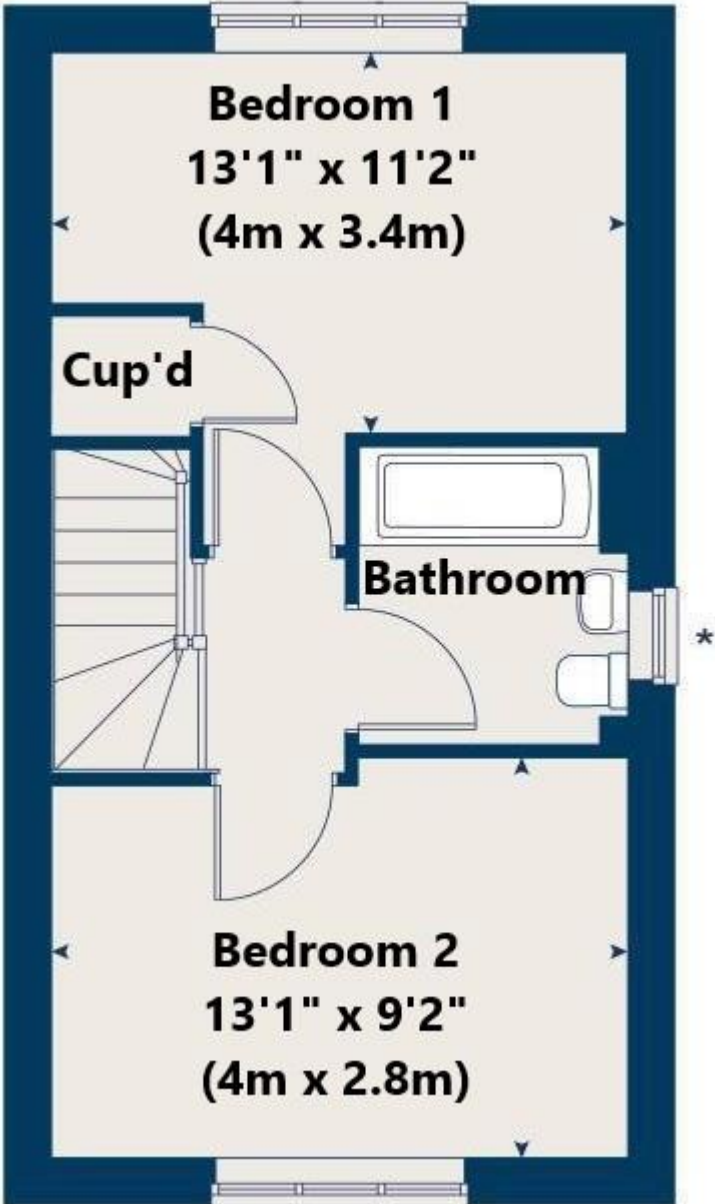
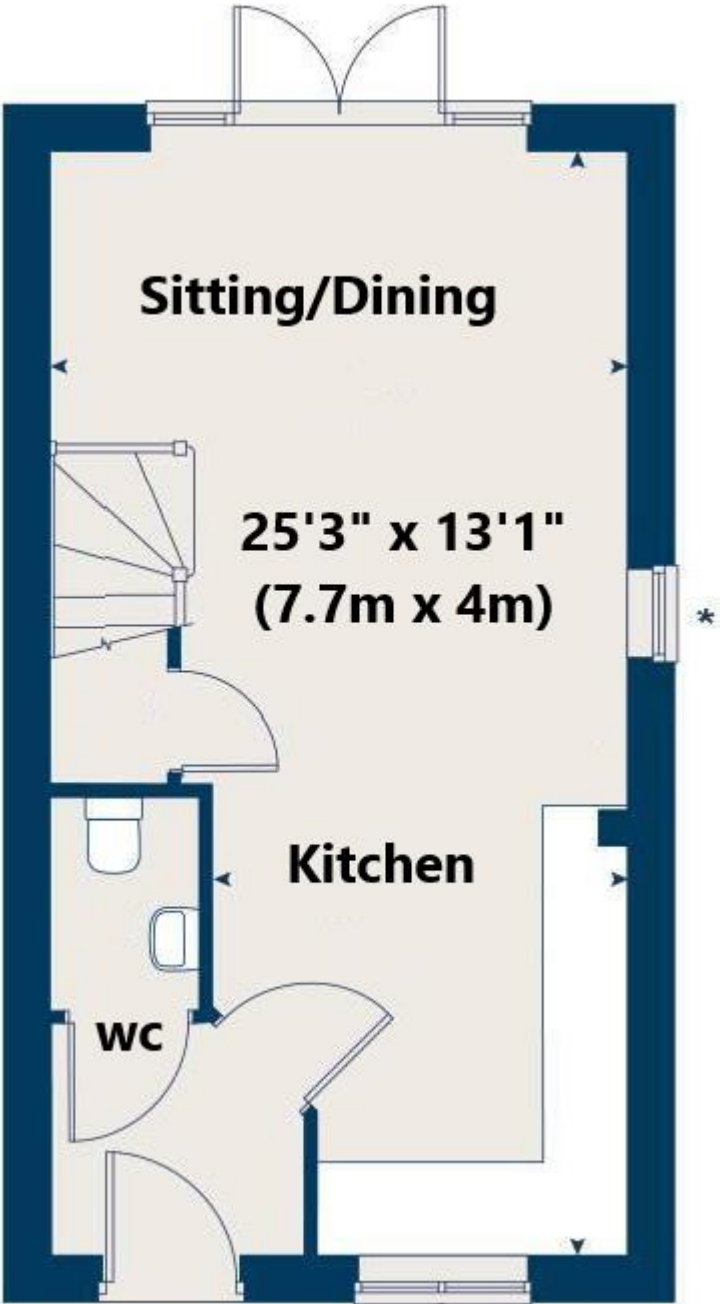
Service charge is approximately £355 per annum

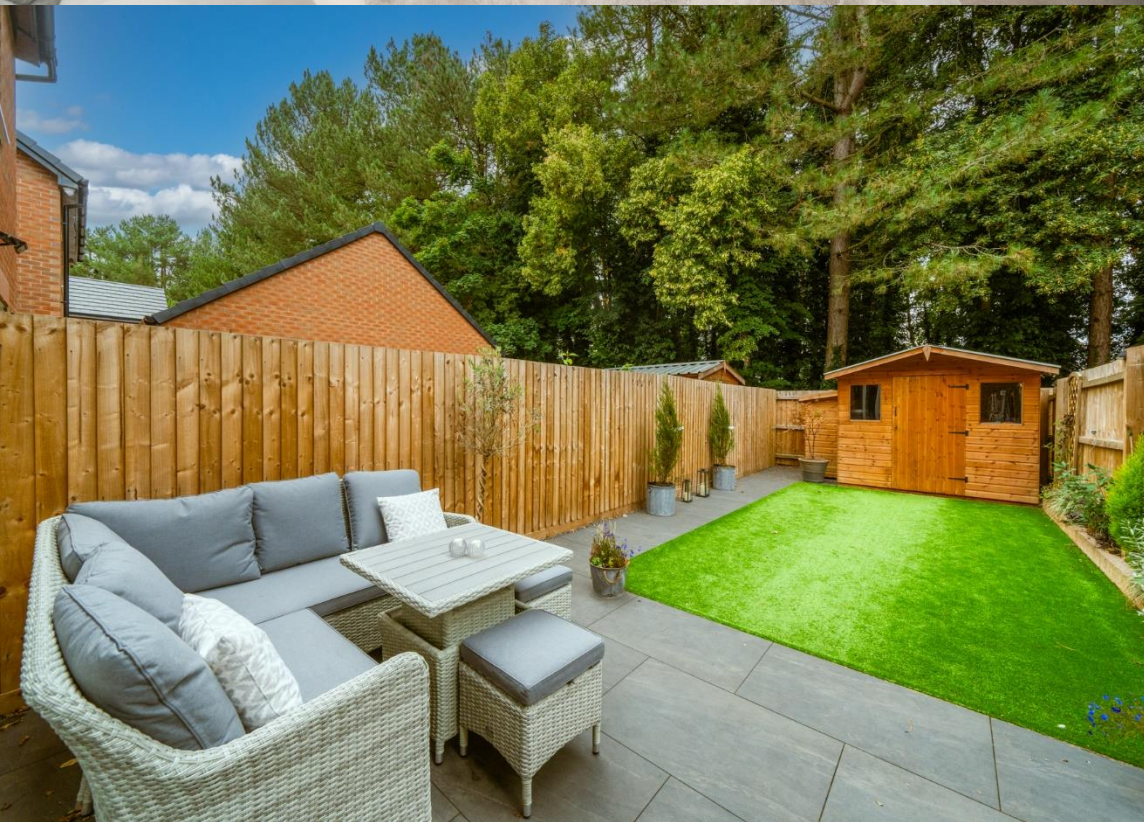






# FLOOR PLANS





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We don't sell houses  
we sell **homes.**