



Swinhoe Road Great Park

A very well appointed and deceptively spacious four bedroom detached house offering generous accommodation over three floors and boasting in excess 1500 sq ft floor area. Key features include four double bedrooms, two en suite shower rooms, balconies to master and guest bedroom, family bathroom, ground floor WC, double garage and ample off street parking. The property also benefits from a private garden to the rear, balconies to first and second floor, modern UPVC double glazing and upgraded gas fired central heating boiler. It is well positioned for access to local schools, shops and community centre. There are frequent transport links nearby and the A1 motorway is a short distance away.

The property briefly comprises entrance hallway with WC and staircase leading to the first floor. There is a good size sitting room with French doors leading to the rear garden as well as a dining room which provides access to the kitchen at the rear. There is also Utility room. To the first floor are two double bedrooms both with fitted wardrobes, and en suite shower rooms. The second floor comprises a further two double bedrooms and a family bathroom. Externally to the rear is an enclosed garden with patio area which provides access into the double garage with up and over doors, lighting and power points. There is also a double driveway providing ample off street parking.

Guide Price: £375,000

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Swinhoe Road

Great Park

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Staircase to first floor, understairs cupboard, laminate flooring, radiator.

W.C.

Low level WC, pedestal wash hand basin, extractor fan, radiator.



SITTING ROOM 17'0 x 11'7 (5.18 x 3.53m)

Double glazed window to front, double glazed French door to rear, two radiators, laminate flooring.

DINING ROOM 13'3 x 9'8 (4.04 x 2.95m)

Double glazed window to front and side, laminate flooring, radiator.

KITCHEN 10'6 x 9'6 (3.20 x 2.90m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in AEG double oven, built in ceramic hob, space for automatic dishwasher, tiled splash back, double glazed window.



UTILITY 5'10 x 5'10 (1.78 x 1.78m)

Sink unit, space for automatic washer, tiled splash backs, combination boiler, extractor fan, double glazed door to rear, radiator.

FIRST FLOOR LANDING

Doors off to: bedroom one and two. Radiator, staircase to 2nd floor with spindle banister.

BEDROOM ONE 17'1 x 11'3 (max) (5.21 x 3.43m)

Double glazed window to front, fitted wardrobes, double glazed patio door to balcony, radiator.

EN SUITE SHOWER

Step in double shower, low level WC, wash hand basin, vanity unit, shaver point, part tiled walls, double glazed frosted window to front, heated towel rail.

Waiting on EPC

BEDROOM TWO 11'10 x 9'9 (3.61 x 2.97m)

Double glazed window to front and side, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Step in double shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, double glazed frosted window to rear, extractor fan, radiator.

SECOND FLOOR LANDING

Door off to: Bedroom three & four, and family bathroom.
Double glazed window to rear, access to roof space and radiator.

BEDROOM THREE 13'5 x 11'4 (4.09 x 3.45m)

Double glazed window to side, double glazed patio door to balcony, radiator.

BEDROOM FOUR 17'2 (into recess) x 9'9 (5.23 x 2.97m)

Double glazed window to front and side, built in cupboard, radiator.



FAMILY BATHROOM

Three piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, part tiled walls, shaver point, radiator, extractor fan.

FRONT GARDEN

Mainly paved, town garden to front with wrought iron railings.

REAR GARDEN

Patio, gated access, door to garage.

DOUBLE GARAGE

Detached, up and over door, light and power points.

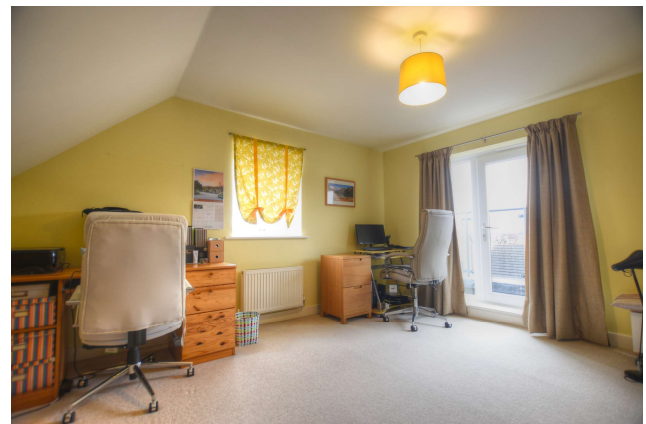
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
Management Charges: £267.87 per annum

Council Tax Band: F

EPC Rating: TBC

GS14746/DJ/PC/24.11.23/V.2





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