



Little Cote, Thackley

£277,500

- * MODERN DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * VIEWS *
- * CONSERVATORY * STUNNING MODERN KITCHEN * SOUGHT AFTER LOCATION *
- * GARDENS & GARAGE *

Occupying a popular cul-de-sac location close to highly regarded primary & secondary schools, is this modern three bedroom detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, modern fitted 'Wren' dining kitchen, conservatory, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, together with a lovely modern house bathroom. To the outside there are enclosed landscaped gardens, driveway and garage.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

17'10" x 12'4" (5.44m x 3.76m)

Having a gas log effect stove fire set in chimney breast with tiled inset and hearth, bay window, laminated wood floor and radiator.

Dining Kitchen

12'1" x 8' plus 9'9" x 7'3" (3.68m x 2.44m plus 2.97m x 2.21m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, double oven, integral dishwasher, microwave, part tiled walls and radiator.

Conservatory

12'3" x 9'11" (3.73m x 3.02m)

With radiator.

First Floor Landing

Bathroom

Three piece modern white suite, tiled walls, heated towel rail, linen cupboard.

Bedroom One

11'2" x 9'6" (3.40m x 2.90m)

With radiator. En-suite shower room;

En Suite Shower Room

With shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

Bedroom Two

11'1" x 8'5" (3.38m x 2.57m)

With radiator.

Bedroom Three

8'2" x 6'8" (2.49m x 2.03m)

With radiator.





Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a block paved drive leading to a single garage, enclosed landscaped garden to the rear with lawn and decking.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street, at the top take the right into Town Lane, continue towards Thackley and take the left onto Northlea Avenue, proceed to the end and take the right onto Little Cote where the property will be seen displayed via our For Sale board.

TENURE

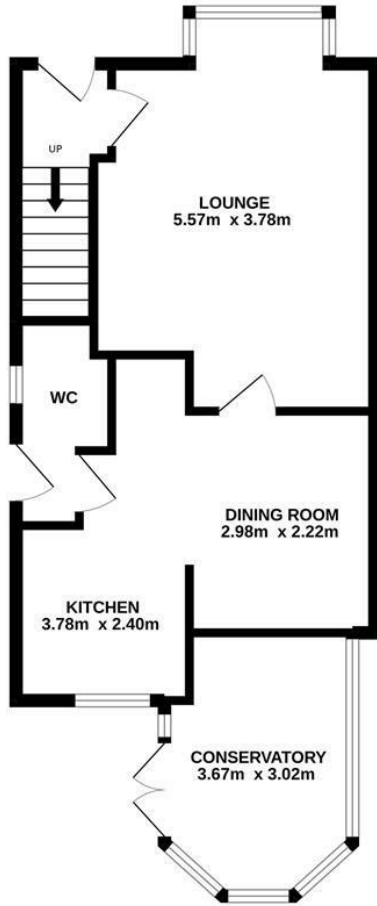
FREEHOLD

Council Tax Band

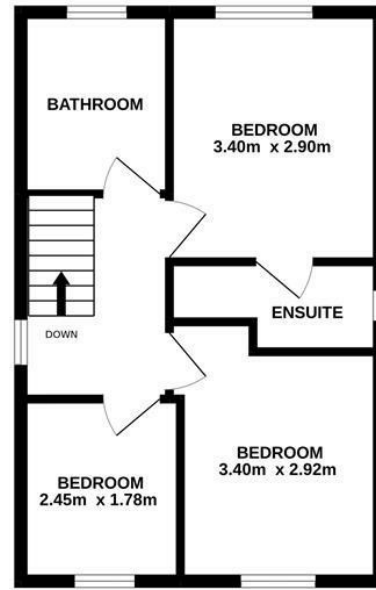
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GROUND FLOOR
48.3 sq.m. approx.

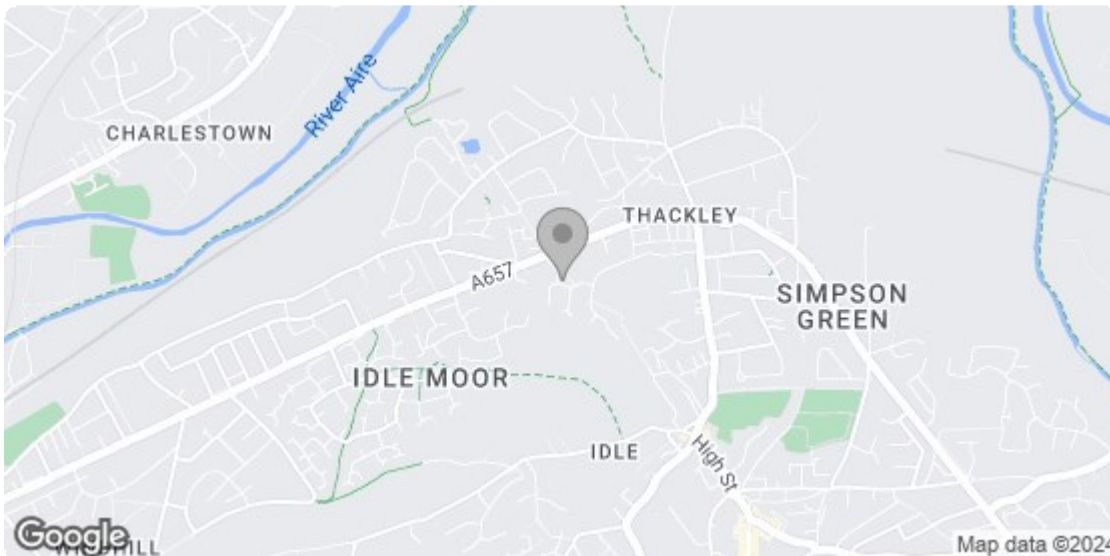


1ST FLOOR
36.8 sq.m. approx.



TOTAL FLOOR AREA : 85.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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