



4 Normandy Row, Wellington, TA21 8FD
Offers in the Region Of £380,000

GIBBINS RICHARDS 
Making home moves happen

A stunning family home situated within a modern development to the east of Wellington. Built by Bloor Homes in late 2015, this immaculate 'Elder' design offers spacious accommodation across three floors. Highlights include an open-plan kitchen/diner, an impressive master suite with en-suite, two additional bathrooms, Double garage with parking, and a beautifully enclosed garden.

Tenure: Freehold / Energy Rating: / Council Tax Band: D

Longforth Farm is well located for everything one needs - rural walks are to the north, a footpath to the town centre is nearby and transport links at Junction 26 are just a short drive away. The development also benefits from a children's playparks and some lovely outlooks across the neighbouring countryside.

- SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- FOUR BEDROOMS, THREE BATHROOMS
- MODERN KITCHEN / DINER
- DOUBLE GARAGE AND OFF STREET PARKING
- ENCLOSED REAR GARDEN
- EASY ACCESS TO TOWN CENTRE
- INTERNAL VIEWING HIGHLY RECOMMENDED





ACCOMMODATION

Entrance Hallway Stairs leading to the first floor.
Lounge 15' 7" x 11' 4" (4.75m x 3.45m)
Kitchen/Diner 15' 6" x 9' 4" (4.72m x 2.84m)

Cloakroom

First Floor Landing

Master bedroom 15' 7" x 10' 9" (4.75m x 3.27m)

Bedroom Two 9' 7" x 9' 4" (2.92m x 2.84m)

Family Bathroom

Second Floor Landing

Bedroom Three 13' 10" x 11' 4" (4.21m x 3.45m)

Bedroom Four 13' 1" x 9' 5" (3.98m x 2.87m)

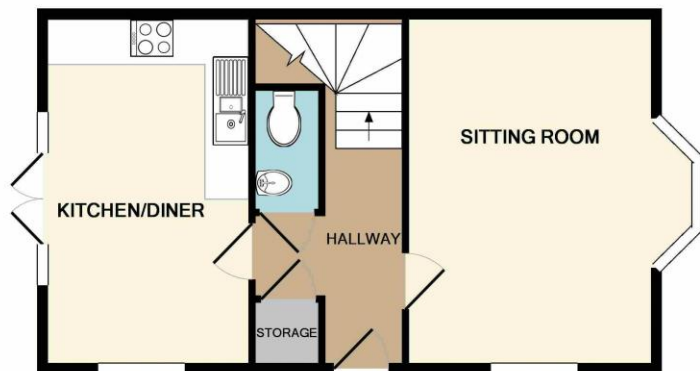
Shower Room

OUTSIDE

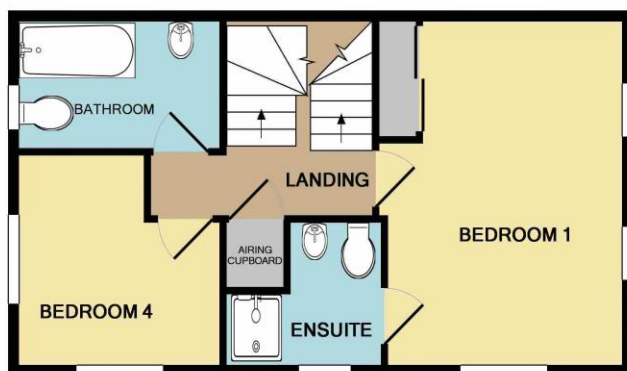
Enclosed garden, with access pathway leading to the garage and parking.

Double Garage

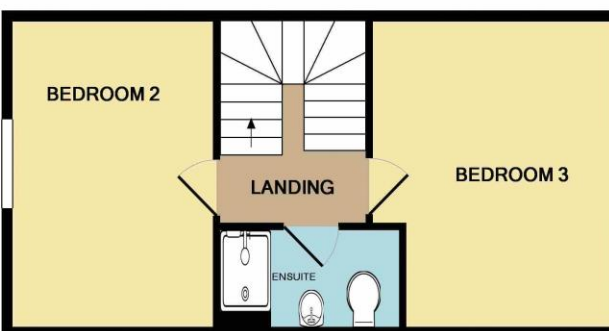




GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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