Kings Drive, Stoke Gabriel

£350,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented three bedroom semi-detached property situated in a cul-de-sac the sought after village of Stoke Gabriel. The property was Built by Cavanna Homes in 2020 with 6 years remaining of the NHBC warranty and has an excellent 'B' EPC rating. Downstairs comprises a light and airy reception room off the entrance hall and leads in the open plan kitchen/diner that enjoys French doors opening out to the south facing rear garden. The kitchen comprises matching wall and floor units and has an integrated dishwasher, washing machine, fridge/freezer, an oven and grill and a four-ring induction hob with cooker hood. There is also ample room for a dining table set, perfect for when hosting friends and family alike. There is also under stair cupboards space available and downstairs WC. Stairs from the entrance hall ascend to the first floor accommodation and access the three bedrooms and family bathroom. The master bedroom is generous in size and enjoys views over the garden. There is also the second double bedroom and a versatile single room that can also be utilised as a home study. The family bathroom comprises WC, hand basin and bath with shower above.

OUTSIDE The south facing garden is mainly laid to lawn with mature shrubs, bushes and pear tree. A fantastic patio area provides space for an outdoor dining set and lead to the side gate where you can find the driveway with two parking spaces.

GROUNDS MAINTENANCE CHARGE

Approximately £240 per annum.

SERVICES

Mains water, electricity, gas and drainage available. Gas central heating.
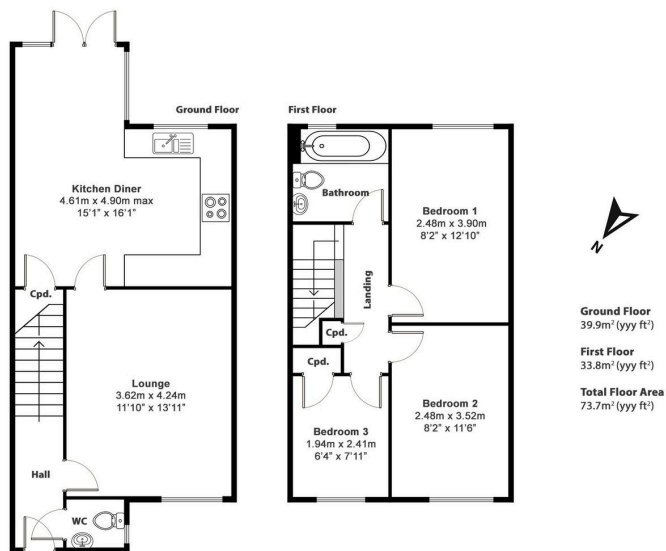
TENURE

Freehold

Ground Floor

First Floor

Kitchen Diner
4.61m x 4.90m max
15'1" x 16'1"

Cpd.

Lounge
3.62m x 4.24m
11'10" x 13'11"

Hall

WC

Bathroom

Bedroom 1
2.48m x 3.90m
8'2" x 12'10"

Landing

Cpd.

Cpd.

Bedroom 2
2.48m x 3.52m
8'2" x 11'6"

Bedroom 3
1.94m x 2.41m
6'4" x 7'11"

Ground Floor
39.9m² (yyy ft²)

First Floor
33.8m² (yyy ft²)

Total Floor Area
73.7m² (yyy ft²)

Illustration for identification purposes only, measurements are approximate, not to scale.

- Semi-Detached Property
- Three Bedrooms
- Cul-de-Sac Location
- Enclosed South Facing Garden
- Immaculately Presented Throughout
- Driveway Parking
- Light and Airy Reception Room
- Village location
- 10 Year NHBC warranty (6 years remaining)

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales   EU Directive 2002/91/EC

Luscombe Maye Since 1873