

Double Fronted Three Bedroom
Detached Family Home

Set Within the Newly Built
Spinnings Estate

Within Close Proximity to Local
Amenities

Located on Corner Plot

Driveway and Detached Garage

uPVC Double Glazing and Gas
Central Heating

EPC = B

Viewing Highly Recommended



Tempo are pleased to bring to market this double fronted 3 bedroom detached family home set within the newly built Spinnings Estate located just outside Wrea Green. Within close proximity to schools and amenities with excellent transport links. The property briefly comprises: Hallway, Lounge, Kitchen/Diner and WC. The first floor has a Master Bedroom with En-Suite, Family Bathroom, further Double Bedroom and Single Bedroom. Situated on corner plot with gardens to the front, sides and rear. Driveway and detached garage providing ample off road parking. uPVC double glazing and gas central heating throughout. EPC = B ****Viewing Essential to Appreciate This Beautiful Home****

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Entrance Hall

Double fronted property approached through a composite door. Wood effect Amtico flooring, panel radiator and ceiling light. Cloakroom cupboard and under stair storage providing ample storage space. Door leading to downstairs WC and stairs lead to first floor.

Lounge 16' 4" x 10' 2" (4.97m x 3.10m)

Modern and tasteful lounge with uPVC double glazed windows to the front and side allowing natural light to flow through. Two panel radiators, corner inset spotlights and ceiling light.

Kitchen Diner 16' 2" x 11' 7" (4.92m x 3.53m) to max

Modern fitted kitchen housing range of white high gloss eye and base level units with under counter lighting, contrasting worktops, splash back and chrome handles. Amtico flooring, built in eye level Zanussi oven, four ring ceramic hob with cooker hood and splash back above. Cupboard housing combi boiler, integrated fridge freezer, dishwasher and washing machine. Stainless steel 1.5 bowl sink and drainer with mixer tap. Ample space for dining table and chairs, inset spotlights, panel radiator, uPVC windows to front and side elevation and French Doors lead onto flagged patio area of the rear garden.

Downstairs WC 6' 3" x 3' 2" (1.90m x 0.96m)

Two piece suite in white comprising low flush WC and corner hand wash basin with mixer tap, pedestal and tiled splash back. Amtico flooring, panel radiator, inset spotlights and extractor fan.

Landing

Spacious landing with ceiling light, panel radiator and access to fully insulated loft. uPVC window overlooking rear garden.

Bedroom One 12' 9" x 10' 4" (3.88m x 3.15m)

Light and airy master bedroom with uPVC double glazed windows to the front and side elevation, built in wardrobes, panel radiator, ceiling light and ample space for additional furniture.

En-Suite 7' 3" x 4' 6" (2.21m x 1.37m)

En-suite shower room comprising: low flush WC, hand wash basin with mixer tap, pedestal and tiled splash back. Large step in shower with glass screen and tiled surround. Tile effect flooring, chrome heated towel

ladder, inset spotlights and extractor fan. Frosted uPVC window to front aspect.

Bedroom Two 10' 4" x 9' 6" (3.15m x 2.89m)

Double bedroom with uPVC double glazed windows to the front and side elevation. Fitted wardrobes and storage cupboard, panel radiator and ceiling light.

Bedroom Three 7' 4" x 6' 10" (2.23m x 2.08m)

Currently set up as a home office/study. uPVC double glazed window to the side elevation. Panel radiator and ceiling light.

Bathroom 7' 7" x 6' 1" (2.31m x 1.85m)

Three piece suite in white comprising: hand wash basin with pedestal, mixer tap and splash back, low flush WC and panel bath with mixer tap and over head shower. Part tiled walls, panel radiator inset spotlights, extractor fan and frosted window to side elevation..

Exterior

Situated on corner plot! Tarmac driveway leads to detached garage with up and over door providing ample off road parking. Timber gate leads to rear garden, mainly laid to lawn and surrounded with brick wall and timber fencing for privacy. Flagged patio area ideal for outside dining and entertaining and path leading to patio doors from Kitchen.



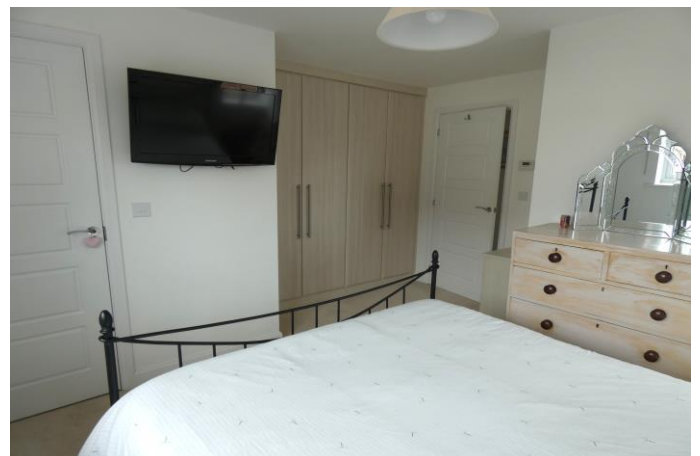
Council Tax Band = D

Tenure

We have been advised by the vendor that this property is , this information should always be checked by a solicitor prior to purchase.

Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



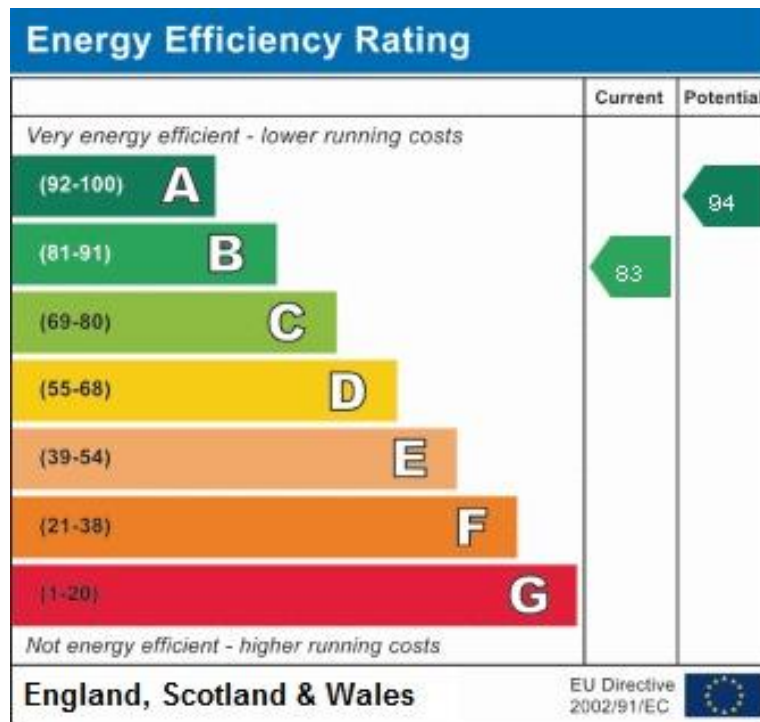
FLOORPLANS



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.
Made with Metropix ©2023

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2023

EPC Chart



Address:
Parkinson Lane

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Arrange A Viewing

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email info@tempoestates.co.uk

Financial Advice/Conveyancing

Tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email info@tempoestates.co.uk

Thank you for visiting the tempoestates.co.uk website.

Arrange A Property Valuation

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email info@tempoestates.co.uk.