

## 36a Philip Rudd Court, Pott Row PE32 1WA

Offers Over £300,000

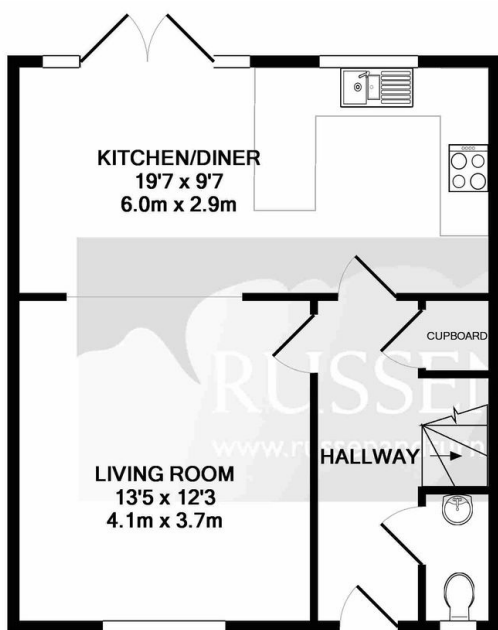
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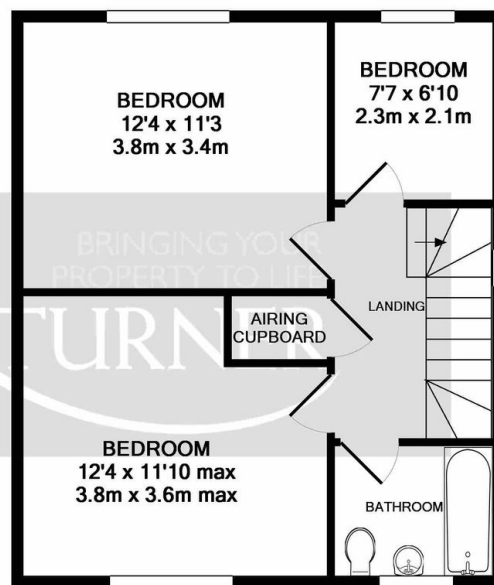
Tucked away at the end of a cul-de-sac and enjoying views across open fields to the side, this is a house you can come home to and escape. Built in 2019 and still benefiting from the remainder of the 10 year guarantee, you'll be hard pressed to find a more 'turn-key' ready home which is bright, modern and spacious throughout.

## Key Features

- Detached house
- Open plan living
- Built 2019
- Filed views
- Private parking
- 3 Bedrooms
- Ground floor W.C.
- Cul-de-sac
- Desirable village
- Underfloor heating



GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 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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