



# St. James Close

Harvington

Guide Price: £425,000

- In need of modernisation
- Detached double garage
- Private south facing garden
- Ensuite to master bedroom
- 3 reception rooms
- Formal dining room
- Off-street parking for at least three cars
- Sought after location

Nigel Poole  
& Partners

# St. James Close Harvington

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**\*\*BAGS OF POTENTIAL - IN NEED OF MODERNISATION THIS WELL LOCATED 4 BEDROOM DETACHED FAMILY HOME SITS ON A PRIVATE PLOT WITH DETACHED DOUBLE GARAGING IN A QUIET CUL DE SAC LOCATION\*\*** This detached 4 bedroom family home is located in the ever-popular village of Harvington and conveniently tucked away in a quiet & private cul-de-sac location. Internally boasting 4 bedrooms, family bathroom master with ensuite, downstairs wc, office, kitchen- diner, lounge, formal dining room and conservatory. Externally offering detached double garaging, private south facing garden and driveway for 3+ cars.

## Front

Tarmacadam driveway with parking for several vehicles. Mature shrub and hedged border. Storm porch. Detached double garage. Lawned gardens. Access to the rear of the property.

## Entrance Hall

Carpeted flooring, radiator and doors to: downstairs wc, downstairs study, kitchen diner, lounge and stairs leading to first floor

## Downstairs WC

Lino underfoot, UPVC DG window to front aspect, flow flush wc and stand alone wash hand basin.

## Downstairs Study

Carpeted flooring, UPVC DG window to front aspect and radiator.

## Kitchen Diner

Lino flooring, UPVC DG window to front aspect, mix of wall and base units, integrated dishwasher, washing machine, fridge freezer, double oven, hob with extractor over, wash hand basin with mixer taps and drainer. Door to side aspect giving access to side and subsequently out to the rear garden.

## Lounge

Carpeted flooring, feature fire and surround, radiators, UPVC DG window to rear aspect, patio sliding doors leading to conservatory and open to formal dining room

## Dining Room

Carpeted flooring, radiator, UPVC DG window to rear aspect.

## Conservatory

Carpeted flooring, doors leading onto garden, south facing and UPVC DG

## First Floor Landing

Carpet underfoot, doors leading to: all 4 bedrooms and family bathroom

## Master bedroom

Carpet underfoot, radiator, built in wardrobes, UPVC DG window to rear aspect and door to ensuite.



## Ensuite to Master Bedroom

Lino flooring, low flush wc, vanity unit, wash hand basin and UPVC DG window to side aspect

## Bedroom 2

Carpeted flooring, UPVC DG window to rear aspect, radiator and built in double wardrobe.

## Bedroom 3

Carpeted flooring, UPVC DG windows to side and front aspect (dual aspect) radiator

## Bedroom 4

Carpet underfoot, radiator and UPVC DG window to front aspect



## Family Bathroom

Lino flooring, fully tiled walls, low flush wc, wash hand basin, walk in shower, integrated vanity unit, UPVC DG window to front aspect.

## Rear Garden

Private south facing garden - patio area leads onto lawned garden with mature and tasteful mix of shrubbery, flower beds and borders

## Double Garage

Detached double garaging with double doors and electric.

## Tenure: Freehold

## Council Tax Band: F

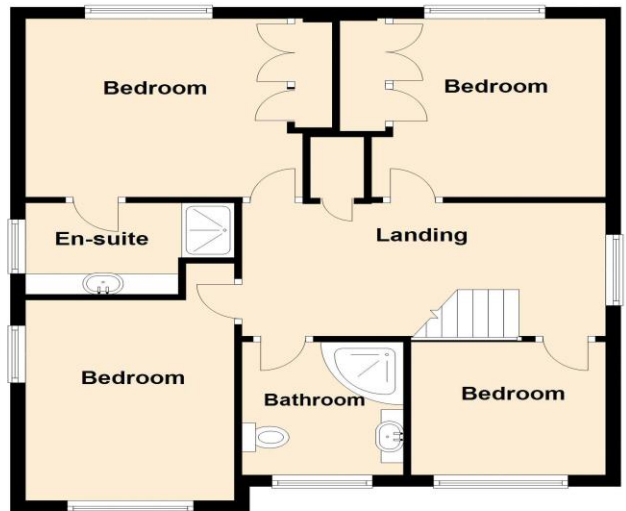
## Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 8PZ





**Ground Floor**  
Approx. 74.6 sq. metres (803.2 sq. feet)



**First Floor**  
Approx. 62.9 sq. metres (677.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1991**

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