



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: oakwood@hannells.co.uk
T: 01332 280072

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

23 Countisbury Drive, Oakwood, DE21 2PA | Offers over **£339,950 (Freehold)**

This modern, spacious and extended four bedroom family home is located in the sought after area of Oakwood within Park View School catchment and is exceptionally well presented and beautifully decorated throughout Early viewing is highly recommended.

- BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- PARTIALY CONVERTED GARAGE TO GROUND FLOOR GUEST ROOM
- PARK VIEW SCHOOL CATCHMENT
- MODERN FITTED DINING KITCHEN
- EPC RATING C /COUNCIL TAX BAND C / FREEHOLD





PREMIER
PROPERTY



Full Description

This modern, spacious and extended four bedroom family home is located in the sought after area of Oakwood and is exceptionally well presented and beautifully decorated throughout.

Benefiting from uPVC double glazing and gas central heating, the property offers partial garage conversion for an additional ground floor guest room/reception room that is currently used as a fifth bedroom along with a spacious lounge, modern fitted dining kitchen with French doors opening to the garden, utility room, cloakroom, four first floor bedrooms, master en-suite and family bathroom.

To the front of the property is a double driveway providing ample off road parking and giving access to part integral garage for storage only. To the rear is a generous landscaped garden with patio seating area, mixed flower and shrubbery beds and a further raised decked seating area.

Countisbury Drive is ideal located close to Oakwood's excellent range of local amenities together with offering easy access into the City Centre and to major roads including the A52, A6, A38 and onwards to the motorway network. Early viewing is highly recommended.



Measurements & Details

- Entrance Hall: 8' 7" x 5' 9" (2.61m x 1.75m)
- Lounge: 13' 6" x 11' 8" (4.11m x 3.55m)
- Dining Kitchen: 14' 9" x 9' 4" (4.49m x 2.84m)
- Guests Cloakroom: 6' 6" x 2' 8" (1.98m x 0.81m)
- Utility Room: 9' 4" x 5' 0" (2.84m x 1.52m)
- Guest Room: 10' 6" x 8' 2" (3.20m x 2.49m)
- First Floor Landing: 13' 8" x 5' 9" (4.16m x 1.75m)
- Master Bedroom: 12' 1" x 9' 7" (3.68m x 2.92m)
- En-Suite: 4' 11" x 4' 9" (1.50m x 1.45m)
- Bedroom Two: 14' 10" x 8' 2" (4.52m x 2.49m)
- Bedroom Three: 10' 9" x 8' 9" (3.27m x 2.66m)
- Bedroom Four: 7' 9" x 5' 9" (2.36m x 1.75m)
- Principal Bathroom: 6' 5" x 5' 9" (1.95m x 1.75m)



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A Moving Experience