



Adelie Road
Galley Common
£350,000

*** PRESENTED LIKE A SHOW HOME - VERY NICELY POSITIONED - RECENTLY BUILT
***. Mark Webster estate agents are delighted to be able to offer for sale this beautifully presented detached family home located on this popular development briefly comprising: Guest WC, lounge, good sized kitchen/diner, three bedrooms, en-suite, family bathroom, garage, driveway and gardens. Viewing is considered essential.

ENTRANCE HALL

Having an opaque double glazed entrance door, luxury vinyl flooring, single panelled radiator, stairs leading off to the first floor landing and doors leading off to...

GUEST WC

6' 3" x 3' 2" (1.91m x 0.97m)

Opaque double glazed window to front aspect, luxury vinyl tile flooring, low level WC, wash basin and a single panelled radiator.

LOUNGE

14' 8" x 10' 4" plus bay window (4.47m x 3.15m)

Double glazed window to front aspect, double glazed square bay window to side aspect and a single panelled radiator.

KITCHEN/DINER

17' 4" x 15' 3" (5.28m x 4.65m)

Having three double glazed skylight windows, double glazed French doors leading out to the rear garden, double opening doors to an under stairs storage area that also has space and plumbing for a washing machine, wide range of high gloss style kitchen units, quartz work surfaces with matching up stands, built in fridge freezer, eye level stainless steel double oven, 5 ring stainless steel gas hob with a stainless steel extractor hood above, built in dishwasher and a recessed stainless steel sink.

FIRST FLOOR LANDING

Double glazed window to rear aspect, single panelled radiator, access to the roof storage space, door to an over stairs storage cupboard and further doors leading off to...

BEDROOM ONE

12' 2" x 9' 3" (3.71m x 2.82m)

Double glazed window to front aspect, single panelled radiator and a door to the en-suite.

ENSUITE

6' 5" x 5' 6" (1.96m x 1.68m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, wall mounted wash basin with vanity storage beneath, shower cubicle having a chrome mixer style shower, tiled splash back areas.

BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.



BEDROOM THREE

9' 9" x 8' 3" (2.97m x 2.51m)

Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, wall mounted wash basin with vanity storage beneath, panelled bath with a chrome mixer style shower over, shower screen, tiled splash backs, recess with glass display shelving and feature lighting, recessed LED ceiling down lights.

TO THE EXTERIOR

The property stands on an end position with a double width driveway to the front providing off road parking and access to the single garage. The rear garden has a degree of privacy and is mainly laid to lawn with a full width paved patio and side gated access.

GARAGE

18' 9" x 8' 9" (5.72m x 2.67m)

Having an up and over door, wall mounted central heating boiler, double glazed rear entrance door from the garden, power and light.

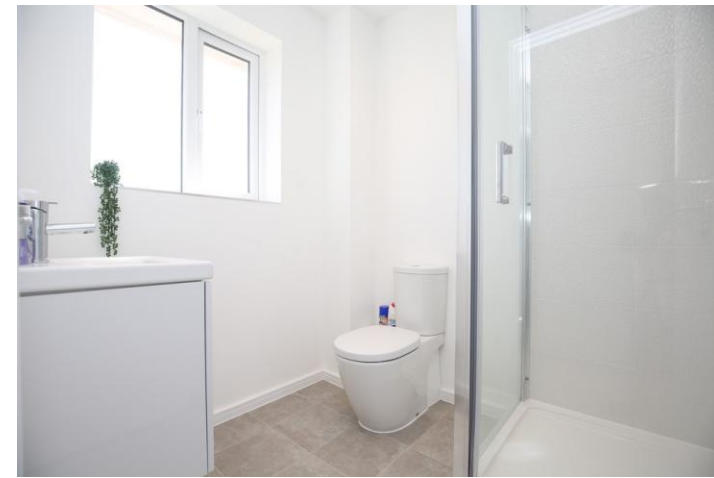
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

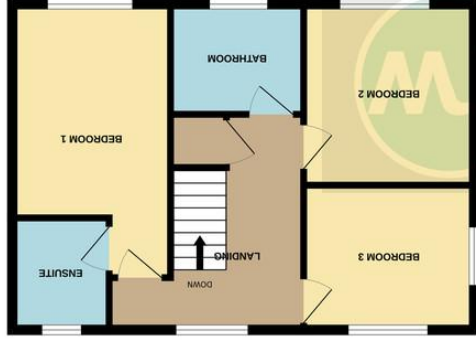
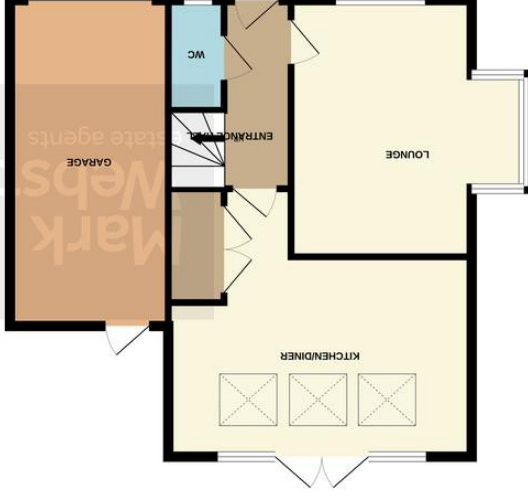
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



What every agency has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as 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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Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1997 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

Energy Performance Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	96 A