



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Tintern Close, Simonstone, BB12 7SS

Offers Over £300,000

A SPACIOUS DETACHED HOUSE WITH IMPRESSIVE VIEWS

Situated in the area of Tintern Close, Simonstone, this delightful detached house presents an excellent opportunity for families seeking a spacious and adaptable home. With three well-proportioned reception rooms and three bedrooms, this property offers ample living space for both relaxation and entertainment.

The current layout is thoughtfully designed, featuring an open-plan living and dining area that creates a warm and inviting atmosphere. An additional sitting room provides a perfect retreat for quiet evenings or family gatherings. One of the bedrooms is currently utilised as a utility room, showcasing the versatility of the space, which can easily be reconfigured to suit your family's needs.

The contemporary kitchen is equipped with modern amenities, while the family bathroom suite and an additional shower room on the ground floor ensure convenience for all.

One of the standout features of this bungalow is the breathtaking views to the rear, which can be fully enjoyed from the low-maintenance garden and raised decking area. This outdoor space is ideal for alfresco dining or simply soaking in the picturesque surroundings.

This property is perfect for a growing family looking to personalise their home and create their dream living space. With easy access to major commuter routes and local schools, it offers both convenience and a

Tintern Close, Simonstone, BB12 7SS

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 3  2  3  D

- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Sought After Area
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Viewing Essential
- Contemporary Fitted kitchen
- EPC Rating D
- Ideal Family Home
- Ample Indoor And Outdoor Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

11'1 x 6'11 (3.38m x 2.11m)

Central heating radiator, wood effect flooring, stairs to first floor, door to reception room and inner hall.

Reception Room One

15'9 x 11'1 (4.80m x 3.38m)

UPVC double glazed window, central heating radiator, coving, four feature wall lights, radiant fire with stone surround and open access to reception room two.

Reception Room Two

9'5 x 9'2 (2.87m x 2.79m)

UPVC double glazed window, central heating radiator, coving, three feature wall lights and serving hatch.

Inner Hall

Doors to reception room three, reception room four/bedroom three, shower room and kitchen.

Kitchen

10'3 x 9'6 (3.12m x 2.90m)

UPVC double glazed window, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, oven and grill in a high rise unit, four ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for under counter fridge, tiled effect flooring and UPVC double glazed frosted door to side.

Shower Room

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, corner direct feed shower, coving, part tiled elevation and tiled effect flooring.

Reception Room Four/Bedroom Three

9'5 x 7'8 (2.87m x 2.34m)

UPVC double glazed window and central heating radiator.

Reception Room Three

11'10 x 11'1 (3.61m x 3.38m)

Central heating radiator, radiant fire, three feature wall lights, television point, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Smoke alarm, doors to two bedrooms, bathroom, storage and linen closet with boiler.

Bedroom One

13'10 x 13' (4.22m x 3.96m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

14'2 x 11'11 (4.32m x 3.63m)

UPVC double glazed window, central heating radiator, ceiling fan, wood effect flooring, fitted storage and under eave storage.

Bathroom

6'6 x 6' (1.98m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap, overhead direct feed rainfall shower, PVC panel ceiling, spotlights, tiled elevation and tiled floor.

External

Rear

Multi level garden, wood bark chippings, decking paving, countryside views, summer house and under decking storage.

Front

Laid to lawn garden and drive for off road parking for numerous vehicles and leading to a garage.

Garage

16'6 x 9' (5.03m x 2.74m)

Up and over door.



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