

Buy. Sell. Rent. Let.



Priors Close, New Waltham



When it comes to  
property it must be

  
**lovelle**



£240,000



Lovelle are delighted to offer to the market this three bedroom semi detached property in a quiet corner of the exclusive Priors Close development.

### Key Features

- Beautifully Presented Sem-Detached House
- Lounge with Bay Window
- 24" Living Kitchen
- Ground Floor Bedroom
- Two First Floor Bedrooms
- En-Suite & Family Bathroom
- Rear Garden with Summerhouse
- Driveway with parking for 2 Cars
- EPC rating C
- Tenure: Freehold





Lovelle are delighted to offer to the market this three bedroom semi detached property in a quiet corner of the exclusive Priors Close development. Positioned in a serene corner lies a gem of a property—a meticulously presented three-bedroom semi-detached home, waiting to charm its next owner.

Step inside, and prepare to be pleasantly surprised. This home boasts a deceptive spaciousness that defies its exterior, inviting you to explore its carefully crafted layout. Built to the highest standards in 2010, it adheres to the latest energy efficiency regulations, ensuring both comfort and sustainability.

Upon entry, you're greeted by an inviting hallway leading to a cloakroom and a cosy lounge, perfect for relaxing evenings. The ground floor also hosts the third bedroom, offering versatility to the layout. But the heart of the home lies beyond—an expansive 24' open plan living kitchen, seamlessly extending across the full width of the house. With patio doors beckoning to the rear garden, it's an entertainer's dream and a sanctuary for everyday living.

Functionality meets style with a utility room discreetly tucked away, catering to practical needs without compromising on aesthetics. Ascend to the first floor, where two generously sized double bedrooms await, including a master bedroom complete with an en-suite shower room for added luxury. A spacious family bathroom offers a shower enclosure, bath, wash hand basin, and WC.

Outside, the property continues to impress. A driveway provides ample off-road parking, while the private rear garden beckons for al fresco gatherings, complete with a charming summerhouse.

Don't miss your chance to experience the allure of this exceptional property firsthand. Schedule a viewing today and discover the myriad features and benefits it has to offer. Welcome home to Priors Close.

## Entrance Hall

### Lounge

3.84m x 4.38m (12'7" x 14'5")

### Sitting Room / Bedroom

3.5m x 3.71m (11'6" x 12'2")

### Dining Kitchen

2.91m x 7.48m (9'6" x 24'6")

### Utility Room

1.47m x 1.55m (4'10" x 5'1")

### Cloakroom

## Landing

### Bedroom

3.47m x 4.68m (11'5" x 15'5")

### En-Suite Shower Room

1.62m x 2.08m (5'4" x 6'10")

### Bedroom

2.76m x 3.89m (9'1" x 12'10")

### Family Bathroom

2.1m x 2.85m (6'11" x 9'5")

### Summer House

2.75m x 2.72m (9'0" x 8'11")

## Council Tax Information

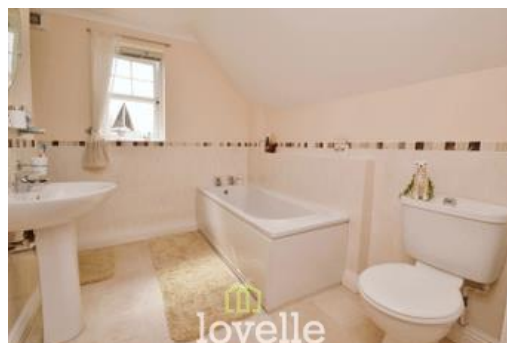
The Council Tax Band for this property is C. This information was obtained in May 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgages and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.





## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

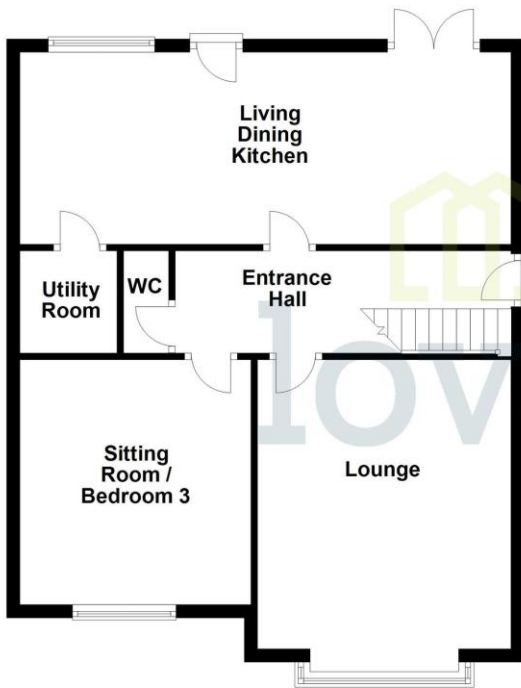
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

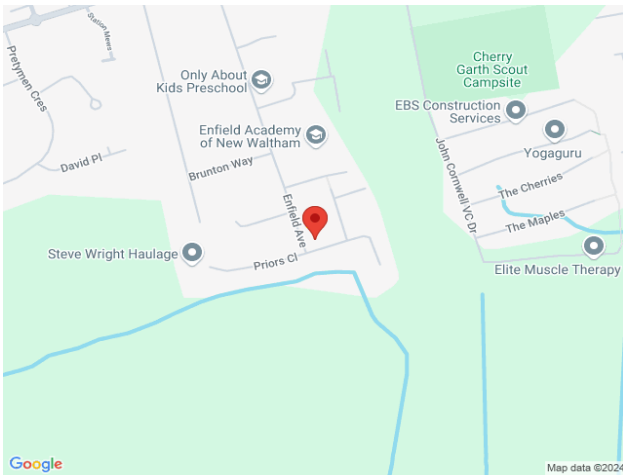
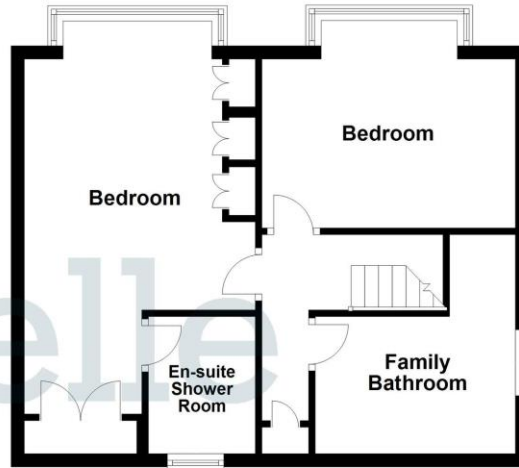
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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