



2



4



2



B



Description

Robert Luff & Co are delighted to offer this modern four bedroom detached home being sold with the remainder of the New Homes Builders warranty. It is situated in good proximity to local shops, transport and other amenities. The property is arranged over two floors and in brief comprises of entrance hall, living room, utility/ W.C, fitted kitchen family room and study. On the first floor are four good size bedrooms, one with an en-suite shower/w.c and family bathroom/w.c, as well as three other good sized bedrooms. Outside there is a drive with parking for multiple cars in front of a good size pitched roof garage. The rear garden is south facing and low maintenance which benefits a personal door to the garage too. Internal viewing is essential to fully appreciate this property.

Key Features

- Detached House
- Garage
- South Garden
- Study
- Freehold
- Four Bedrooms
- Parking for Three Cars
- Utility Room
- Council Tax Band - E
- EPC - B



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Robert
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Entrance Hall

Lounge
5.04 x 3.39 (16'6" x 11'1")

Study
2.03 x 2.03 (6'7" x 6'7")

Kitchen / Diner
7.77 x 3.37 (25'5" x 11'0")

Utility Room
2.10 x 1.62 (6'10" x 5'3")

First Floor Landing

Bedroom One
4.52 x 3.82 (14'9" x 12'6")

En-Suite
1.97 x 1.67 (6'5" x 5'5")

Bedroom Two
3.88 x 3.12 (12'8" x 10'2")



Bedroom Three
4.08 x 2.42 (13'4" x 7'11")

Bedroom Four
3.61 x 2.47 (11'10" x 8'1")

Bathroom

Garage
Up and over main door, pitched roof construction

Rear Garden
South facing, low maintenance, personal door to garage

Front Garden
Laid to lawn with driveway space for multiple cars

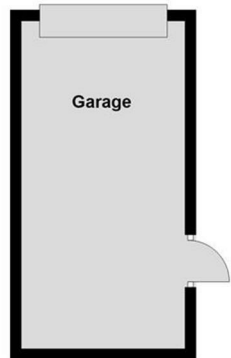
Agents Note
This property has an estate charge of £300 PA approxiamtely which is for the upkeep of the communal areas.

Floor Plan Jackson Way

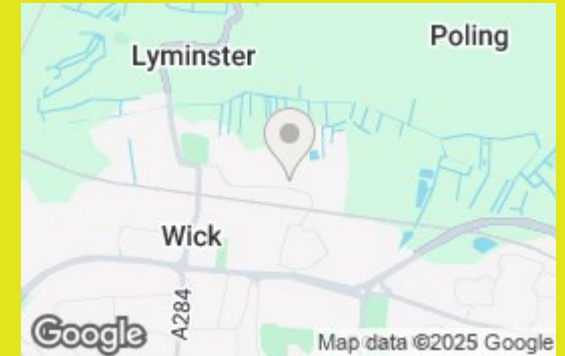
Ground Floor
Approx. 79.1 sq. metres (851.5 sq. feet)



First Floor
Approx. 61.0 sq. metres (657.1 sq. feet)



Total area: approx. 140.2 sq. metres (1508.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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