



## Taverner Way, High Green, S35

Offers Over £290,000

- FREEHOLD
- POPULAR AREA
- COUNCIL TAX BAND D - £2,161.31
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO EXCELLENT AMENITIES
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL TRANSPORT AND MOTORWAY LINKS

# Taverner Way, High Green, S35

**\*\*BEAUTIFULLY PRESENTED THROUGHOUT - FREEHOLD\*\*** This stylish three bedroom detached family home is situated on a quiet cu de sac which is conveniently placed close to the local schools and amenities. Not only does this property benefit from being a short distance away from wonderful countryside locations, but also has the M1 and motorway connections close by. The property briefly comprises of; Entrance lobby; Breakfast kitchen; Open plan lounge dining room; Conservatory; Downstairs cloakroom; Stairs to the first floor; Bedroom one with en suite; Bedroom two; Bedroom three with built in storage areas; Family bathroom; Front driveway; Rear garden;



Council Tax Band: D



### **ENTRANCE LOBBY**

Access via a uPVC entrance door into the entrance lobby which is open plan to the breakfast kitchen and has; uPVC double glazed window to the side elevation; Stairs rising to the first floor;

### **BREAKFAST KITCHEN**

This modern breakfast kitchen comprises of; White gloss wall, base and draw units, with black roll top work surfaces; Single sink and drainer with mixer tap; Integrated double oven; Four ring hob with extractor hood above; uPVC double glazed window to the front elevation; Space and plumbing for a washer/ dryer and upright fridge/ freezer; Solid door to under stair storage; Breakfast seating area; Tile effect flooring; Ceiling light point; Central heating radiator; Solid door to the downstairs cloakroom; Part glazed door to the lounge;

### **OPENPLAN LOUNGE DINING ROOM**

This spacious open plan living area has; Feature electric fireplace set against a decorative paneled wall; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light points; Central heating radiators; Double patio doors opening to the conservatory;

### **CONSERVATORY**

Having; uPVC double glazed windows to all aspects; Exposed brick wall; Recessed ceiling spot lights; Wood effect flooring; uPVC double glazed window to the dining area; uPVC double glazed entrance doors to the rear garden;

### **DOWNSTAIRS CLOAKROOM**

Having; WC with push button flush; Wash basin set into vanity storage unit; Tiles to splash areas; Grey wood effect flooring; Extractor fan; Ceiling light point; Central heating radiator;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

Spacious bedroom one has; uPVC double glazed windows to the rear elevation; Solid door to the walk in wardrobe storage area, with uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to the en suite;

### **EN SUITE**

Comprising of; WC with push button flush; Wash basin; Shower cubicle with wall mounted shower and side screen doors; Tiled walls and flooring; Extractor fan; Wall mounted mirror; Ceiling light point;

### **BEDROOM TWO**

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

With; uPVC double glazed window to the front elevation; Solid doors to built in storage areas; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

This great size family bathroom has; WC with push button flush; Wash basin; Free standing bath with handheld shower attachment; Wall mounted mirrored vanity unit; uPVC obscure double glazed window to the side elevation; Grey wood effect flooring; Ceiling light point;

### **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Loft hatch access; Ceiling light point; Solid doors to the three bedrooms and the family bathroom;

### **DRIVEWAY**

Providing off road parking for multiple vehicles; With side pebble bed and lawn;

## REAR GARDEN

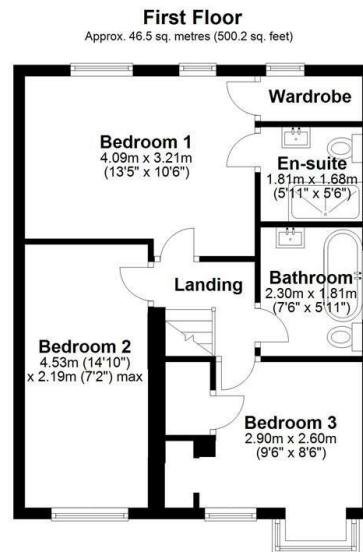
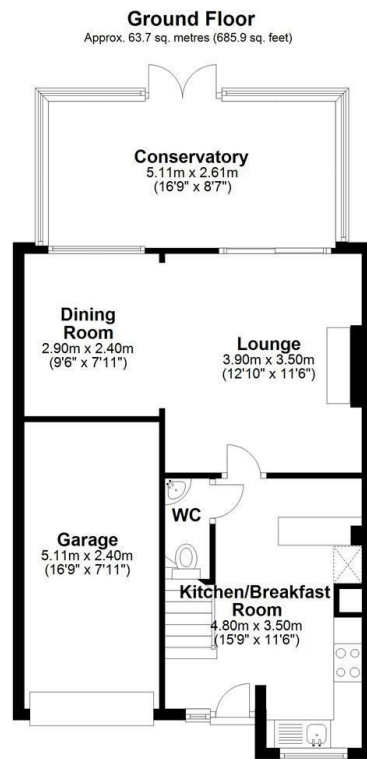
Accessed through glazed double doors from the conservatory; This bright rear garden is predominantly laid to lawn with a decked entertaining area to the rear; Fence borders to all sides; Side access from the front of the property through a gate;

## ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

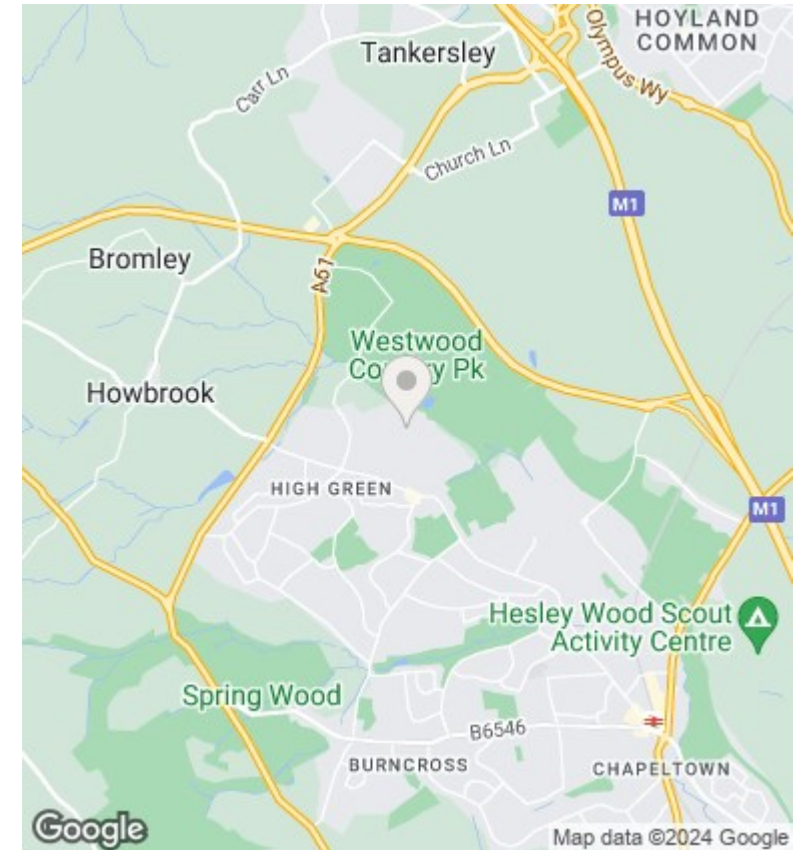






Total area: approx. 110.2 sq. metres (1186.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	