



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



43 Savernake Drive, Little Stanion, NN18 8SB

£195,000

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### "Easy Living and Modern Comfort!"

Situated within the desirable and modern village of Little Stanion, which provides excellent local amenities including a primary school and a Tesco's Express. This linked end terrace property is being offered for sale with a lovely interior which is bright and welcoming. The accommodation comprises a lounge, kitchen/diner, which is fitted with a smart range of units and a guest WC. Upstairs there are two double sized bedrooms and a stylish bathroom. Outside, there is a low maintenance frontage and a landscaped rear garden providing a paved patio and retained lawn. There is allocated parking to the rear. Enjoy lots of local nature walks and dedicated green spaces.

#### Description:

The modern end terrace property is ideal for a first time buyer, professional couple or a buyer wanting an easy to run property.

The property is situated with an enclosed garden and parking to the rear.

Offered for sale with NO CHAIN.

The accommodation comprises lounge with stairs rising to the first floor landing.

The kitchen/diner faces onto the rear garden and is fitted with a stylish range of wall and base level units with work surfaces incorporating a one and a half bowl sink with drainer and mixer tap, gas hob with extractor hood above, fitted oven, space and plumbing for a washing machine, space for a fridge freezer and space for a dining table.

On the first floor there are two generously sized bedrooms.

Modern bathroom fitted with a white three piece suite to comprise of a panel enclosed bath with shower attachment, pedestal wash hand basin, close coupled WC and ceramic tiled splash backs.

Further benefits include gas radiator heating and UPVC double glazed windows.

#### Outside:

The property offers a neat frontage. The rear garden offers a paved patio seating area accompanied by the main lawn and fully enclosed by timber panel fencing. To the rear of the garden a gate leads out to the allocated parking space.

#### Room Measurements:

**Kitchen/Diner** - 3.81m x 3.51m (12'6" x 11'6") (max)

**Living Room** - 4.14m x 3.51m (13'7" x 11'6")

**Bedroom 1** - 3.51m x 2.69m (11'6" x 8'10") (max)

**Bedroom 2** - 3.51m x 2.57m (11'6" x 8'5")

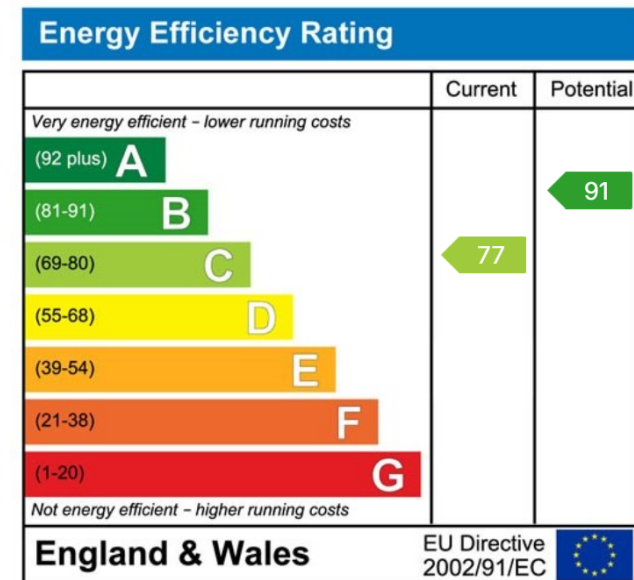
**Bathroom** - 2.54m x 1.47m (8'4" x 4'10")







- End Terrace House
- Two Bedrooms
- Allocated parking to the Rear
- Kitchen/Diner
- Smart Bathroom
- Guest WC
- Good Local Amenities including a Primary School and Tesco's Express
- Dedicated Green Space All Around Little Stanion
- No Chain
- Council Tax Band B



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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