



Nocton Park Road, Nocton



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Offers over £440,000

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Key Features



• Freenoid



rooms.



Dining Room 14'3" x 9'4" (4.3m x 2.8m)



Bedroom One 11'11" x 10'11" (3.6m x 3.3m)
Bedroom Four 9'4" x 8'6" (2.8m x 2.6m)
Window to front aspect and radiator



Outside

At the front of the property, a paved pathway bordered by vibrant plants and flowers leads to a charming covered entrance.

To the side, a gravelled driveway provides gated access to additional off-road parking and a spacious double garage. The rear of the property boasts a beautifully enclosed lawned garden, complete with external wall lighting, multiple patio seating areas, a raised pond with a tranquil water feature, underlit Himalayan birch trees and feature-lit flower beds add a touch of elegance and evening ambience to this delightful outdoor space. A further side garden includes a storage shed.

Double Garage

Twin up and over doors, power and lighting.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

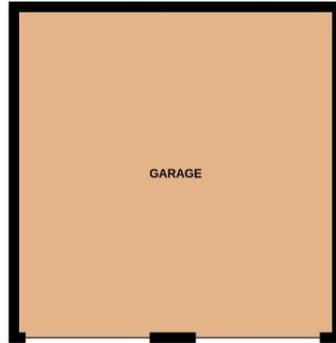




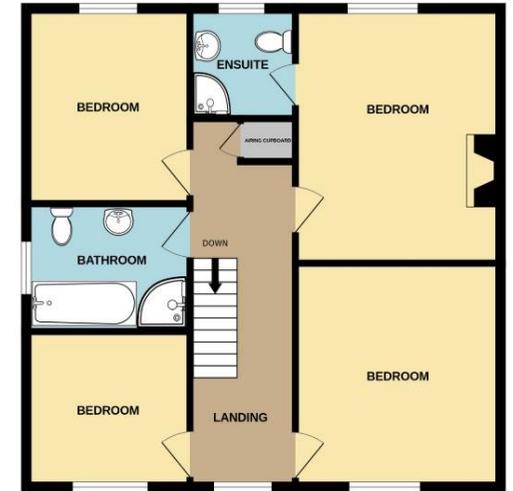
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



NOCTON PARK ROAD, NOCTON

TOTAL FLOOR AREA : 1738 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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