



Good Choice Property Sales are proud to offer for sale modern semi-detached property situated on the desirable 'Silverstone Leys' estate in the village of Silverstone, near to local amenities, countryside and major road links.

Accommodation includes entrance hall, lounge diner, kitchen and WC. To the first floor are four bedrooms, en-suite and family bathroom. Outside are front and rear gardens with a driveway and single garage. Other benefits include double glazing and gas radiator heating. (B/93m2/M)



**Key Features:**

- MODERN SEMI-DETACHED PROPERTY
- BUILDERS WARRANTY TIL 2028
- DESIRABLE VILLAGE
- FOUR BEDROOMS
- EN-SUITE
- LOUNGE DINER
- DOWNSTAIRS WC
- SOUTH EAST FACING REAR GARDEN
- DRIVEWAY & GARAGE
- NEAR TO LOCAL AMENITIES, SCHOOLS & MAJOR ROAD LINKS
- COUNTRYSIDE LOCATION
- COUNCIL TAX BAND D

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For more property information please see the 'Property Description' page on the Rightmove advert. *"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."*



### Entrance Hall

Entered via a composite front door, luxury vinyl tiled flooring, radiator, stairs to the first floor and doors leading to:

### Lounge Diner 5.03m x 5.31m (16'6 x 17'5)

Luxury vinyl tiled flooring, radiator, double glazed window and double glazed French doors to the rear, satellite TV point and cupboard.

### Kitchen 2.82m x 3.53m (9'3 x 11'7)

Tiled flooring, radiator, base and wall units, work surface, one and a half stainless steel sink and drainer, double electric oven/grill, gas hob and extractor. Fitted dishwasher, washing machine and fridge freezer. Double glazed window to the front and radiator.

### WC 0.93m x 1.8m (3'1 x 5'11)

Tiled flooring, dual flush WC, radiator, pedestal hand basin, double glazed window to the side and extractor.

### First Floor Landing

Carpet, double glazed window to the side, loft access and doors to:

### Bathroom 2.03m x 1.67m (6'8 x 5'6)

Tiled flooring, dual flush WC, mounted wash basin, bath with shower over, tiling to water sensitive areas, extractor and radiator.

### Bedroom 1 2.99m x 4.5m (9'10 x 14'9)

Carpet, double glazed window to the rear, wardrobe and radiator.

### En-Suite 1.98m x 1.68m (6'6 x 5'6)

Tiled flooring, shower cubicle, dual flush WC, wall mounted wash basin, extractor, tiling to water sensitive areas and radiator.

### Bedroom 2 2.99m x 2.65m (9'10 x 8'8)

Carpet, double glazed window to the front and radiator.

### Bedroom 3 2.03m x 3.32m (6'8 x 10'11)

Carpet, double glazed window to the rear and radiator.

### Bedroom 4 1.97m x 2.65m (6'5 x 8'8)

Carpet, double glazed window to the front and radiator.

### Rear Garden

South East facing, fence enclosed, mainly laid to lawn with patio, decked seating area, tap and door to the garage.

### Front Garden

Low maintenance gravel area, hedge boundary, steps to the front door and driveway for one car leading to a garage.

### Garage 2.97m x 5.99m (9'9 x 19'8)

Up and over door, light, power and door to the rear garden.



The graph shows this property's current and potential energy rating.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.