



**POOLE  
TOWNSEND**

# 23 Marne Avenue, Flookburgh, Grange over Sands

£210,000

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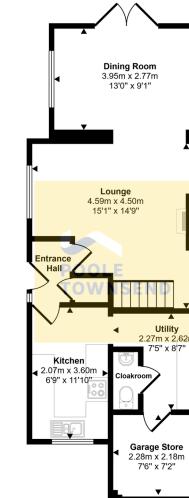


- Desirably Located on the Edge of Flookburgh
- Spacious and Extended Semi Detached Layout
- Contemporary Kitchen
- Off-Road Parking for Two Vehicles
- EPC Rating: D
- Farmland Views
- Modern Open Plan lounge/ Diner
- Three Well Proportioned Bedrooms
- Fully Enclosed Low Maintenance Rear Garden
- Council Tax Band: B, Freehold





Nestled within a popular residential development on the edge of Flookburgh, this deceptively spacious semi-detached home enjoys lovely views across open farmland. Wonderfully bright and airy throughout, the property has been thoughtfully extended and developed to create a superb family home and finished with modern décor, quality fixtures, and fittings. The ground floor features an open-plan lounge/diner with a cosy wood-burning stove and glazed doors that open onto the rear garden. A modern kitchen, utility room, cloakroom, and garage store complete the layout. Upstairs, there are three well-proportioned bedrooms and a stylish shower room. Externally, the property benefits from off-road parking for two vehicles and a fully enclosed, low-maintenance garden with artificial lawn and patio, perfect for relaxing or entertaining.



Ground Floor  
Approx 52 sq m / 565 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

### Visit us at

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### We are open

Monday – Friday 9.00 – 5.00  
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