'Southwold', 20 Clayton Drive, Snaith, DN14 9EW

£405,000

EPC: B

** OFFERS WELCOME ** is this brand new four bedroom detached house located on the 'Kings Reach' Lovell Homes development on the outer edge of the historic market town of Snaith. Boasting 1709sqft of accommodation this is an ideal family home which offers spacious and modern living. Outside is complimented by a driveway, integral garage, and gardens to the front and rear. Includes a 10 year NHBC warranty for extra peace of mind. **READY TO MOVE INTO**

- **READY TO MOVE INTO**
- Brand new detached house
- Four bedrooms - two with en-suites
- House bathroom
- Dining kitchen/family room with integrated appliances
- Utility room and ground floor WC
- Within walking distance of the town centre and schools
- Ideal family home
- Gardens to the front and rear
- Integral garage and driveway

DESCRIPTION

ENTRANCE HALL
7'1" x 16'9"
Entrance door. Stair way leading to the first floor. Under stairs storage cupboard. One central heating radiator.

CLOAKS
3'2" x 6'7"
A wash hand basin and low flush WC. One central heating radiator.

LOUNGE
12'11" x 17'1"
Bay window to the front elevation. Two central heating radiators.

DINING KITCHEN/FAMILY ROOM
15'10" x 14'4"
A comprehensive range of fitted base and wall units with laminated worktops. A stainless steel one and half bowl single drainer sink. A full range of integrated appliances including a double oven, a five ring gas hob with a stainless steel cooker hood over, fridge freezer and a dishwasher. French doors to the rear garden. Two central heating radiators.

UTILITY ROOM
7'6" x 5'2"
A fitted base unit housing a sink. Side entrance door. Internal door into the garage. One central heating radiator.

FIRST FLOOR LANDING
13'8" x 5'5"
Linen cupboard housing the hot water cylinder. One central heating radiator.

MASTER BEDROOM
15'10" x 16'6" max.
To the front elevation. Fitted wardrobes with sliding doors. One central heating radiator.

EN-SUITE SHOWER ROOM
8'5" x 6'7"
A shower cubicle with a wash hand basin and a low flush WC. Chrome heated towel rail.

BEDROOM TWO
9'3" x 15'1" max.
To the rear elevation. One central heating radiator.

EN-SUITE SHOWER ROOM
5'1" x 9'4"
A shower cubicle with a wash hand basin and a low flush WC. Chrome heated towel rail.

BEDROOM THREE
10'4" x 14'11"
To the front elevation. Over stairs storage cupboard. One central heating radiator.

BEDROOM FOUR
10'4" x 15'1" max.
To the rear elevation. One central heating radiator.

BATHROOM
6'11" x 6'5"
A panelled bath with a wash hand basin and low flush WC. Chrome heated towel rail.

GARAGE
10'0" x 20'4"
A brick built integral garage. Wall mounted gas central heating boiler. Light and power.

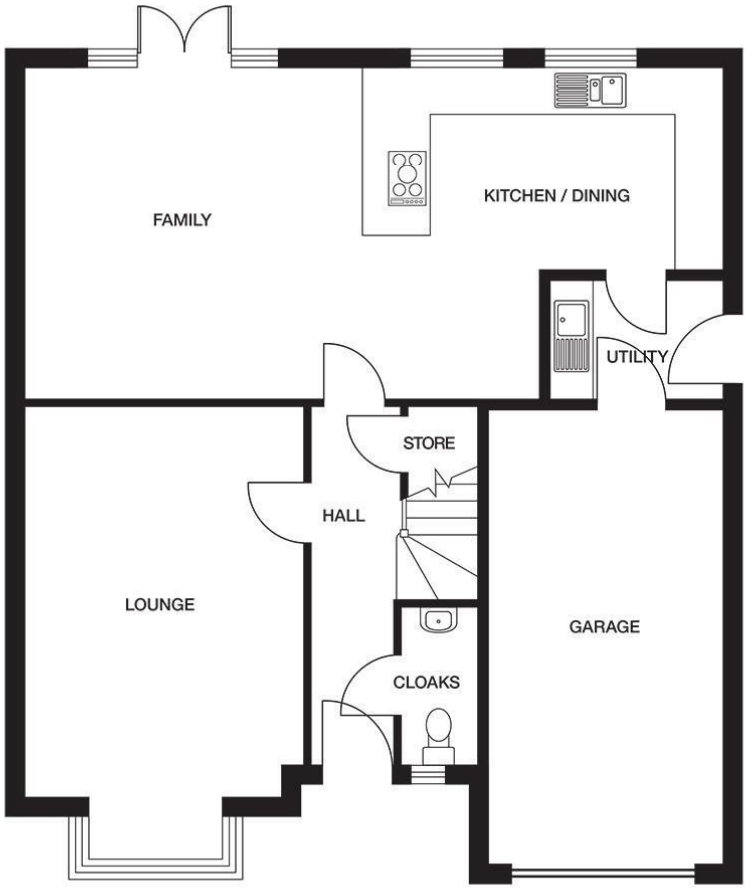
GARDENS
To the front of the property there is a lawned garden, and a driveway providing off street parking for two cars, with access to the garage. A timber gate leads into the rear garden.

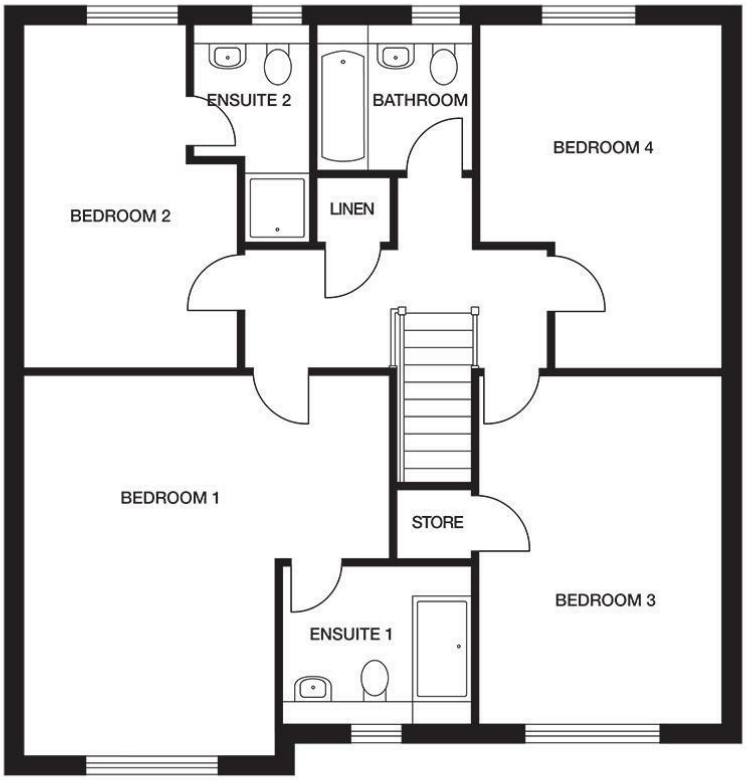
The rear garden is fully enclosed and laid to lawn with a paved pathway and seating area.

FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
55 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability = BT & Sky


FAMILY
KITCHEN / DINING
UTILITY
STORE
HALL
LOUNGE
GARAGE
CLOAKS


ENSUITE 2
BATHROOM
BEDROOM 4
BEDROOM 2
LINEN
BEDROOM 1
STORE
BEDROOM 3
ENSUITE 1