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# Leo Avenue, Sherford

Guide Price £310,000

3 3 1



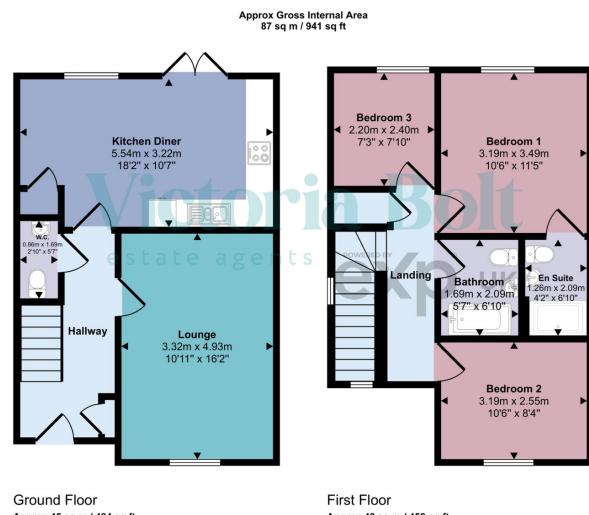
- Semi detached house a short walk from the country park
- Good size lounge with window shutters
- Downstairs WC
- Southerly facing rear garden
- 4 years remaining on the NHBC guarantee
- Three bedrooms (2dbls;1sng)
- Spacious kitchen/diner
- Master ensuite & family bathroom
- Parking for two cars
- Beautifully presented throughout



This beautifully presented semi-detached home is located in the popular new town of Sherford, just a short walk from the country park. Built in 2019 by Taylor Wimpey, the property benefits from approximately 4 years remaining on the NHBC warranty.

The 'Sycamore' design offers well-balanced and practical accommodation, comprising a spacious lounge, modern kitchen/diner, and a convenient downstairs WC. Upstairs are three bedrooms (two doubles and a single), including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property enjoys a southerly-facing rear garden and allocated parking for two vehicles. Presented in excellent condition throughout, this home must be viewed to fully appreciate.



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### Energy Efficiency Rating

