



**Recreation Drive, Southery, PE38 0NB**

**welcome to**

**Recreation Drive, Southery**

>>NO ONWARD CHAIN! A well presented 3 bedroom semi-detached home, occupying a semi-rural village location, set on a generous plot with a good size rear garden and driveway off-road parking, together with a a newly installed kitchen and bathroom, separate dining room and much more!



## **Accommodation**

Part glazed external entrance door opening to:

### **Entrance Hall**

Stairs leading to first floor landing, door opening to lounge and further door opening to:

### **Ground Floor Cloakroom W.C**

Suite comprising low level w.c, vanity hand wash basin with storage under, wood effect flooring, UPVC double glazed window to the front aspect.

### **Lounge**

Two radiators, wood effect flooring, television point, dual aspect UPVC windows to the rear aspect

### **Dining Room**

Radiator, wood effect flooring, two UPVC windows to the rear aspect

### **Kitchen**

Newly installed kitchen with a range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, integrated electric oven with ceramic hob and concealed cooker hood over, integrated fridge/freezer, space and plumbing for a washing machine, radiator, wood effect flooring, UPVC double glazed windows to the front aspect and external entrance door to the side

### **First Floor Landing**

Radiator, carpet flooring doors opening to all first floor rooms.

### **Bedroom 1**

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect

### **Bedroom 2**

Radiator, carpet flooring, UPVC double glazed window to the rear aspect

### **Bedroom 3**

Radiator, carpet flooring, UPVC double glazed

window to the front aspect

## **Family Bathroom**

Newly installed bathroom suite comprising of a low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap, mains connected shower, glazed shower screen and shower boarding behind, UPVC double glazed window to the front aspect

## **Outside**

The front garden is mainly laid to lawn with a gravelled driveway providing off-road parking to the side, a walkway leads to the front entrance door, open access is available to the rear garden.

The rear garden is laid to lawn a selection of shrubs, a walkway leads to the bottom of the garden, which is enclosed by retained fencing.

## **Council Tax Band**

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

## **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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**welcome to**

## **Recreation Drive, Southery**

- NO ONWARD CHAIN
- Well-presented 3 bedroom semi-detached house
- Recently upgrades throughout
- Newly installed kitchen and bathroom
- Driveway off-road parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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