



27 The Avenue
Priors Hall Park, NN17 5EP



Simpson West

Situated within the highly desirable Priors Hall Park development, this well presented three/four bedroom family home is offered to the market in excellent condition throughout. Occupying a prominent position within the development, the property is conveniently located within walking distance of local shops, schools, and other amenities. The accommodation comprises a welcoming entrance hall, a convenient downstairs cloakroom/WC and an open plan kitchen, dining and living area with patio doors open directly onto the rear garden. The first floor features a generous double bedroom, a versatile reception room that could alternatively serve as a fourth double bedroom and a main family bathroom. To the second floor, there are two spacious double bedrooms both benefiting from fitted wardrobes and their own en-suite shower rooms. Externally, the property enjoys a landscaped low maintenance rear garden with gated access leading to the off road parking and single garage. Priors Hall Management charge - £288 per annum.



£275,000



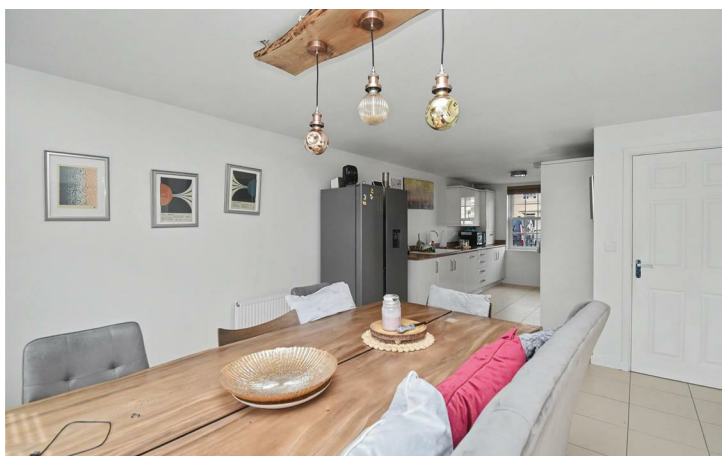
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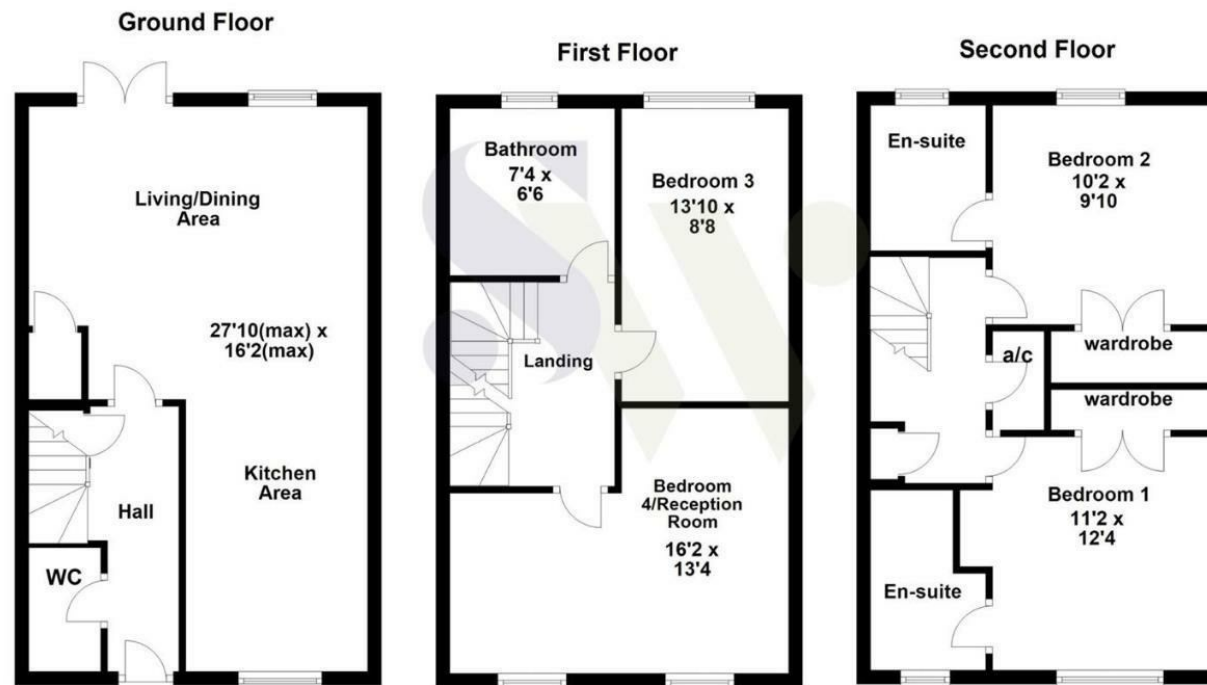


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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