



11 Marjoram Place  
Priors Hall Park, NN17 5HQ



**Simpson West**



## The Cypress -

Upgraded specification - Get in touch to arrange your visit!

A THREE bedroom detached home built to a traditional style by highly reputable builder Bovis Homes.

This home is located within the prestigious and up coming Priors Hall Park. Schools, shops and other amenities are all within a stones throw.

Accommodation is to include a spacious entrance hall, the impressive kitchen dining room with doors leading in to the rear garden, a utility room and cloakroom w/c, in addition there is the sitting room located at the front of the house. To first floor you will find two extremely generous double bedrooms, the larger of which boasts an en-suite shower room, there is also a great single bedroom and the main family bathroom.

- Adaptable lifetime home
- French doors to rear garden
- Separate utility room
- Large separate sitting room
- Downstairs cloakroom
- En-suite to bedroom 1
- Three bright and airy bedrooms
- Parking

£325,000



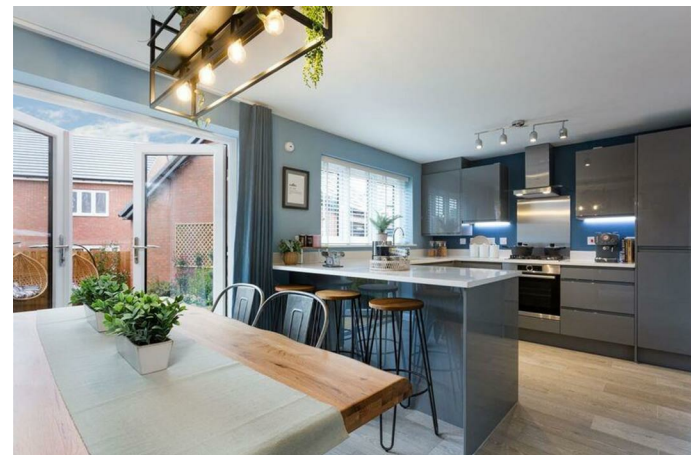
3



2



1



Simpson West



| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (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<br>2002/91/EC |           |





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**Simpson  
West**

Making Every  
Journey Personal



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