



30 Horsetail Walk
Priors Hall Park, NN17 5HD



Simpson West

Built by the reputable developer Barratt Homes, this attractive four-bedroom family home enjoys a pleasant position overlooking a well maintained Village Green space. The thoughtfully arranged ground floor accommodation comprises a modern fitted kitchen with integrated appliances, a convenient downstairs WC, and a spacious dining/living room that benefits from French doors opening out onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are three well proportioned bedrooms with all bedrooms benefiting from fitted wardrobes, along with a contemporary family bathroom. The second floor is dedicated to the impressive master suite, which features a dressing area with fitted wardrobes and a private en-suite shower room.

Externally, the rear garden has been beautifully landscaped by the current owners and provides an excellent outdoor space to enjoy. The property further benefits from off-road parking for two vehicles.

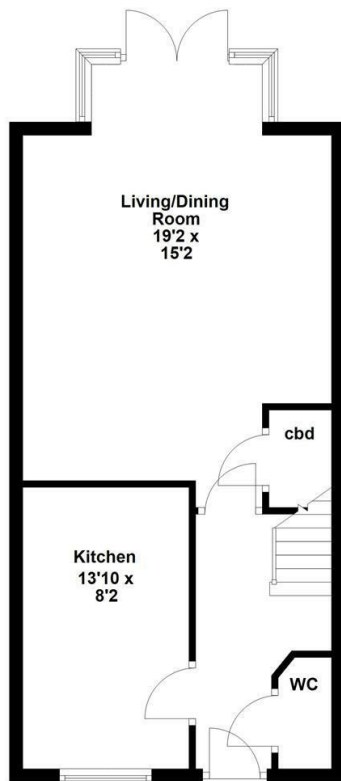


Offers In Excess Of £310,000

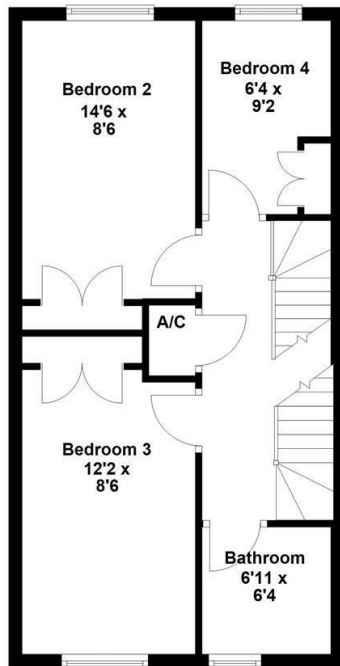
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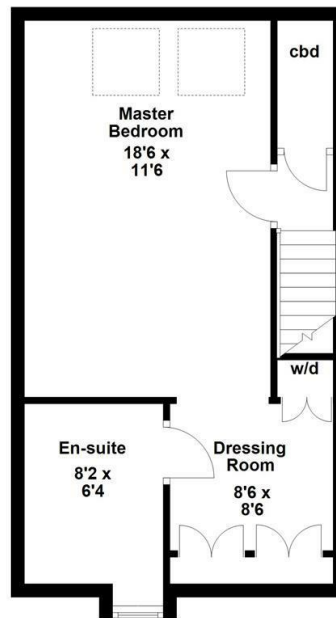
Ground Floor




First Floor



Second Floor



Energy Efficiency Rating

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



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