# 13 Castlerock Drive

Priors Hall Park, NN17 5GG

Simpson West

NO CHAIN !!! Built by the highly regarded Messrs Kier Homes to an extremely popular design, this modern two-bedroom home is situated within the prestigious Priors Hall Park development.

The property occupies a superb position, being within easy walking distance of local schools, shops and other amenities, making it an ideal choice for first-time buyers, couples, young families or investors.

The accommodation briefly comprises an entrance hall leading to a modern kitchen, which benefits from a range of integrated appliances including fridge freezer, oven and hob. To the rear is a spacious living/dining room, featuring doors opening directly onto the rear garden, creating a bright and sociable living space.

To the first floor are two well-proportioned double bedrooms, with the larger principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. Completing the first floor is the modern family bathroom, fitted with a three-piece suite and shower over the bath.

Outside, the property boasts a fully enclosed landscaped rear garden, offering a good degree of privacy and designed with low maintenance in mind. A particularly attractive feature is the patio area, providing an excellent space for outdoor dining, entertaining or relaxing throughout the year.

To the front is a low maintenance garden, while to the side is a tandem driveway providing off road parking for two vehicles.

This attractive home offers well planned accommodation in a highly desirable location and is expected to generate strong interest. Early viewing is highly recommended to fully appreciate what this property has to offer.

*Urban and Civic Estate Charge Applicable* Approx £278pa.

## Offers In Excess Of £198,000

2 2 1

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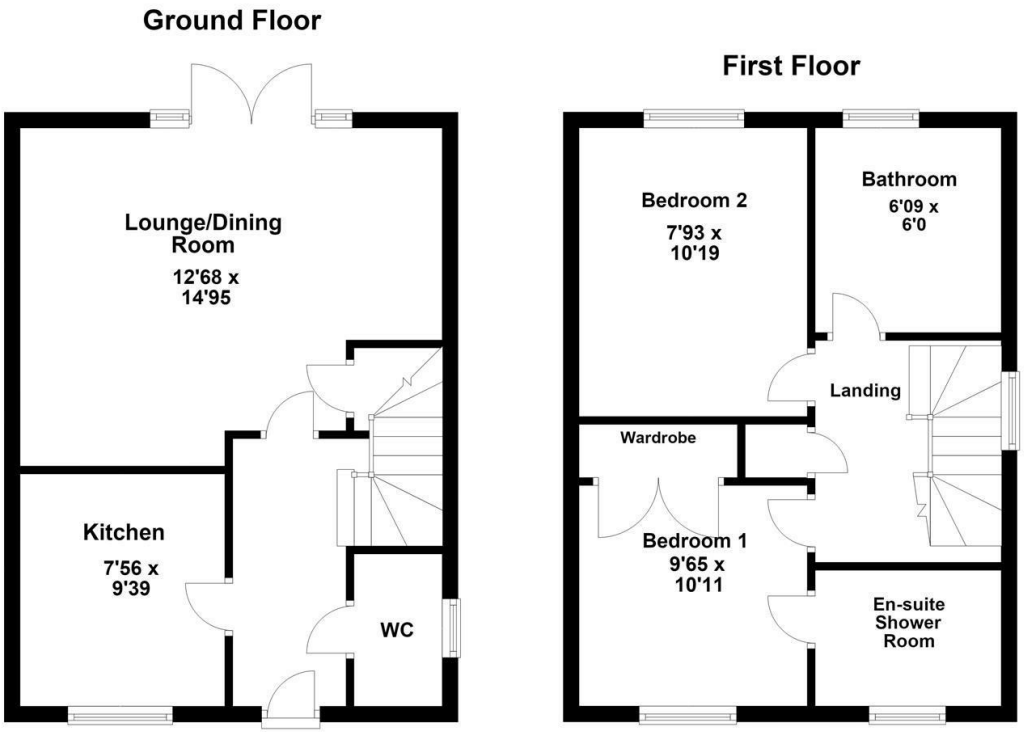
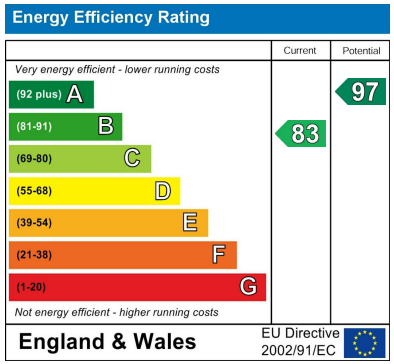

Ground Floor
Lounge/Dining Room
12'68 x 14'95
Kitchen
7'56 x 9'39
WC
First Floor
Bedroom 2
7'93 x 10'19
Bathroom
6'09 x 6'0
Landing
Wardrobe
Bedroom 1
9'65 x 10'11
En-suite Shower Room


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
83
97
England & Wales
EU Directive 2002/91/EC

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