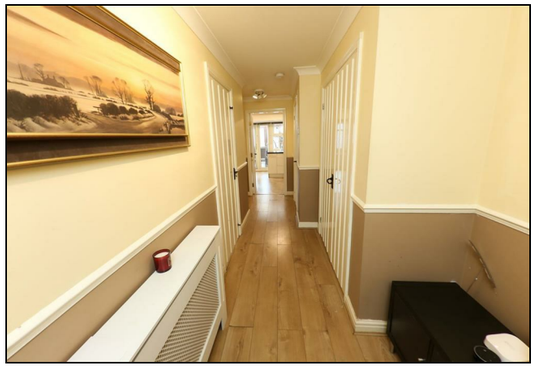
















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A CONTEMPORARY STYLED 3 DOUBLE BEDROOM END TOWN HOUSE / MODERN LAYOUT OVER 3 FLOORS / LARGE DINING KITCHEN WITH INTEGRATED COOKING APPLIANCES / PVC CONSERVATORY /FIRST FLOOR LOUNGE / 3 DOUBLE BEDROOMS / 2 EN-SUITES, PLUS HOUSE BATHROOM / SOUTHERLY FACING REAR GARDEN / LARGER FRONT WITH EXTRA PARKING & GARAGE VIEWING ESSENTIAL /

Offered with no chain and therefore ready to go this house needs to be viewed. It has a gas central heating system, uPVC double glazing and comprises: A spacious entrance hall, cloaks/wc and a large family kitchen with french doors into a Southerly facing dining conservatory, to the first floor there is a large square lounge, bedroom two with ensuite shower room off, on the upper floor there are two further double bedrooms, the main bedroom having an en-suite shower room, plus a further house bathroom. Outside there is 2 car parking spaces and an integral garage, attractive Southerly facing rear garden . Popular development with access to good local shops, 24hr Tesco, the A1 and motorway networks. VIEWING ESSENTIAL.

Asking Price £210,000

ACCOMMODATION
A double glazed exterior door leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation. A laminate floor covering, central heating radiator, double built-in cloaks cupboard, a door to the garage and a further door to the ground floor WC.

GROUND FLOOR WC
Fitted with a modern two piece white suite that comprises of a low flush WC, wash basin set onto a vanity unit, laminate flooring, central heating radiator, extractor fan and a central ceiling light.

DINING KITCHEN
This is probably better demonstrated by the floor plans and photographs. It been upgraded with a range of modern high and low level units finished with a white high gloss cabinet door, a contrasting copper coloured handle and a diamante style work surface. There is a 1½ bowl composite sink unit with a contemporary style mixer tap, a four ring gas and glass hob with a glass splash back and an extractor hood. There are twin integrated ovens, a further integrated microwave, plumbing for automatic washing machine and dishwasher. The work surface extends to provide a breakfast bar. There are two central heating radiators, a wall mounted combination type boiler which supplies the domestic hot water and central heating systems. There are two ceiling lights, two PVC double glazed double opening doors which lead into a conservatory.

CONSERVATORY
A very useful addition. It has two PVC double glazed double opening doors which lead into the rear garden, a pitched polycarbonate style roof, modern laminate flooring, power and light laid on.

FIRST FLOOR LANDING
There is a central ceiling light, central heating radiator and stairs continue to the upper floor. A door from here continues into a front facing lounge.

LOUNGE
An attractive square shaped room. It has two PVC double glass windows to the front elevation, two central heating radiators, two ceiling lights and modern laminate flooring.

BEDROOM 2
A lovely double bedroom. It has two PVC double glazed windows to the rear, a central heating radiator, a central ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with the modern white suite comprising of a shower enclosure, wash hand basin, a low flush WC. There is a laminate floor, central heating radiator, central ceiling light and an extractor fan.

SECOND FLOOR LANDING
This has a central heating radiator, an access point into the loft space with a drop down timber ladder and a built in storage cupboard with shelving.

BEDROOM 1
A lovely double room. It has two PVC double glazed windows to the front, a double panel central heating radiator, central ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a modern white suite comprises of a shower enclosure with a mains plumbed shower, wash hand basin set onto a vanity unit and a low flush WC. Modern water proof walling, a central heating radiator and a LVT style flooring and an extractor fan.

BEDROOM 3
Again, a large double bedroom, it has two PVC double glazed windows with an outlook to the rear, a central heating radiator, two central ceiling lights point and a deep built in wardrobe style cupboard.

HOUSE BATHROOM
Fitted with a 3 piece white suite comprising of a panelled bath with a mixer tap shower. There is a low flush WC and a wash hand basin with a vanity unit, halfway tiling to the bathing and splashback areas and laminate flooring.

OUTSIDE
The property enjoys one of the larger plots, situated at the end of the close, it has an L-shaped tarmac drive which would provide two car parking spaces and a lawn with an ornamental tree,

REAR GARDEN
This enjoys a lovely Southerly aspect, all enclosed with fencing and brick walling to the perimeters.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as per built.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 3/4 years old.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice,

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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