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Massey Close
Bannerbrook Park CV4 9GQ

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Nestled in the highly desirable area of Bannerbrook Park, Massey Close presents an outstanding opportunity to acquire a modern detached family home. This impressive property boasts four generously sized double bedrooms, ensuring ample space for family living. Two of the bedrooms are enhanced by ensuite shower rooms, offering both convenience and a touch of luxury, while a well-appointed family bathroom and a ground floor W.C. cater to the needs of a busy household.

The heart of the home is undoubtedly the modern fitted kitchen, which flows seamlessly into a separate dining room, making it an ideal setting for family meals and entertaining guests. The property also features two spacious reception rooms, including a comfortable lounge perfect for relaxation and a versatile office room that can adapt to your family's needs.

Externally, the home is complemented by an enclosed rear garden, providing a safe and private space for outdoor activities and family gatherings. The tandem driveway offers off-street parking for two vehicles, adding to the convenience of this remarkable property.

Located within close proximity to local amenities and well-regarded schools, this home is perfectly positioned for families seeking both comfort and accessibility. With easy access to the A45 and the motorway network, commuting to nearby areas is a breeze. This exceptional property truly embodies a harmonious blend of modern living and practicality in a sought-after location. Don't miss the chance to make this splendid house your new home.

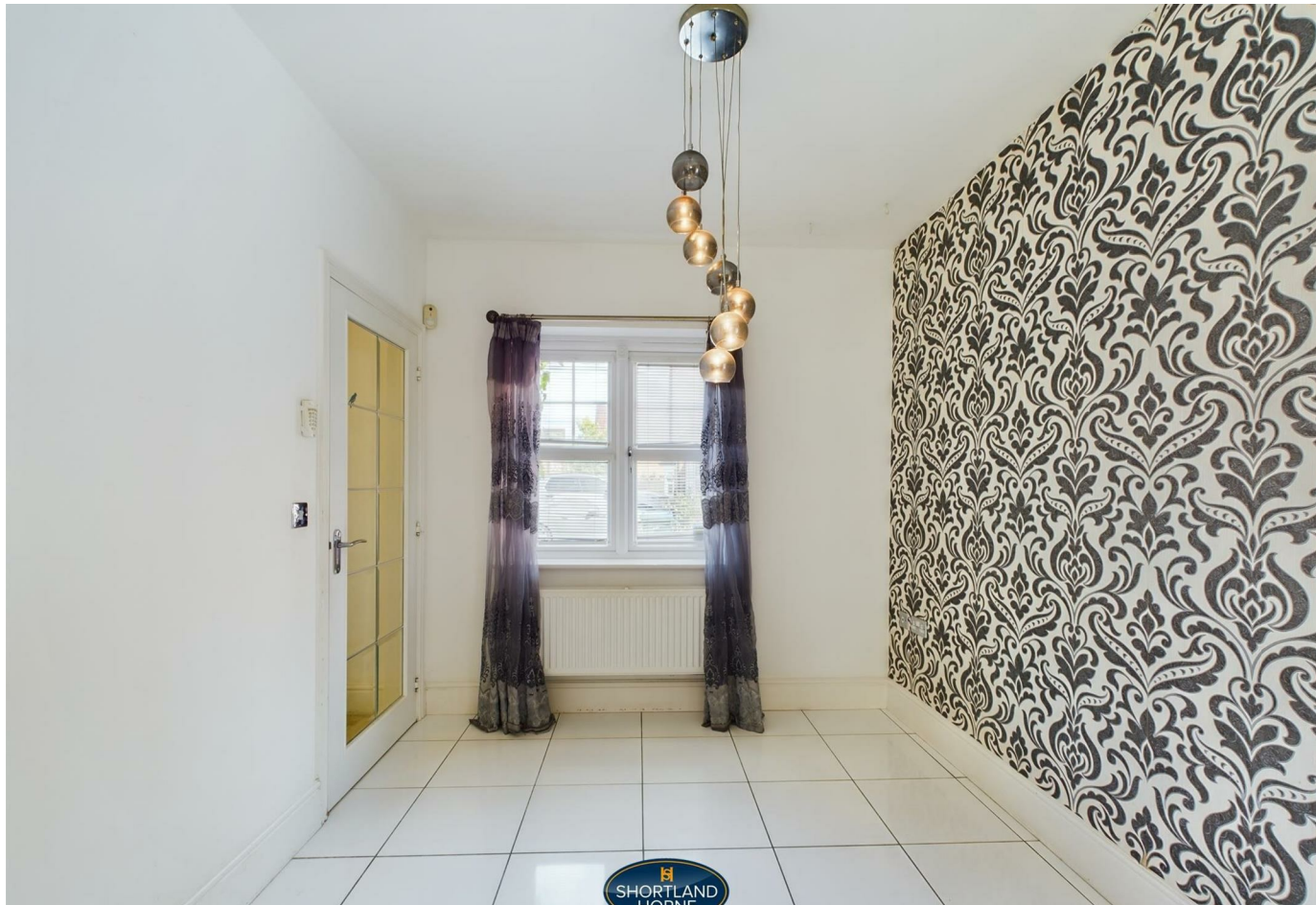


selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

2.64m x 2.59m

Lounge

3.86m x 5.66m

Study

3.96m x 2.08m

Dining Room

2.64m x 4.42m

Kitchen

2.57m x 7.82m

W/C

1.47m x 1.55m

FIRST FLOOR

Bedroom One

4.50m x 4.17m

En-Suite

1.91m x 2.36m

Bedroom Two

3.43m x 2.84m

Bedroom Three

2.74m x 3.12m

Bedroom Four

3.10m x 2.36m

En-Suite

2.54m x 1.75m

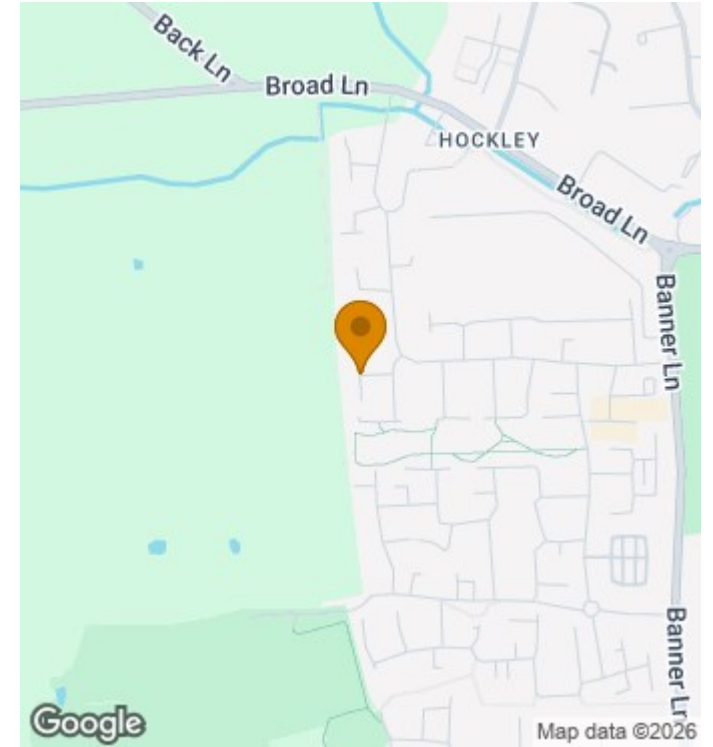
Bathroom

1.57m x 2.08m

Floor Plan



Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

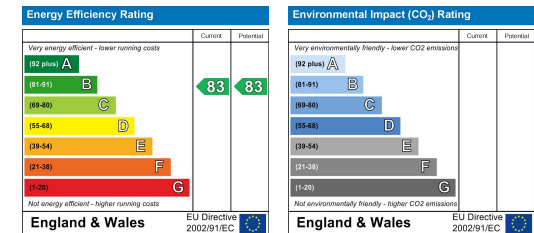
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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