



5 The Avenue

Priors Hall Park, NN17 5EP



Simpson West

A well-presented three/four-bedroom semi-detached family home which occupies an enviable position within the highly sought-after Priors Hall Park development. NO ONWARD CHAIN!

Offering spacious and versatile accommodation arranged over three floors, this impressive home has been finished to a high standard throughout and is ideal for modern family living.

The ground floor comprises a welcoming reception hall, cloakroom/WC, and there is a stunning open-plan kitchen/dining/living room featuring a range of integrated appliances to the kitchen area and provides ample space for both entertaining and everyday living.

On the first floor, the generous L-shaped living room is flooded with natural light, whilst bedroom three and the family bathroom are also located on this floor.

The second floor provides the master and guest bedrooms with both enjoying en-suite facilities and fitted wardrobes.

Externally, the property benefits from an attractive easy maintenance frontage, whilst the landscaped rear gardens provide a wonderful outdoor space with a paved seating area which leads on to a lawn and enjoys established planting set to well-maintained borders retained by decorative walling, an additional parking space is set behind twin gates whilst the GARAGE with parking set to its front is set to the rear boundary approached via Rushton Mews.

Situated within easy reach of local amenities, schools, green spaces, and transport links, this exceptional home offers a fantastic opportunity for families and professionals alike. Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

Priors Hall Management charge - £288 per annum.

£305,000



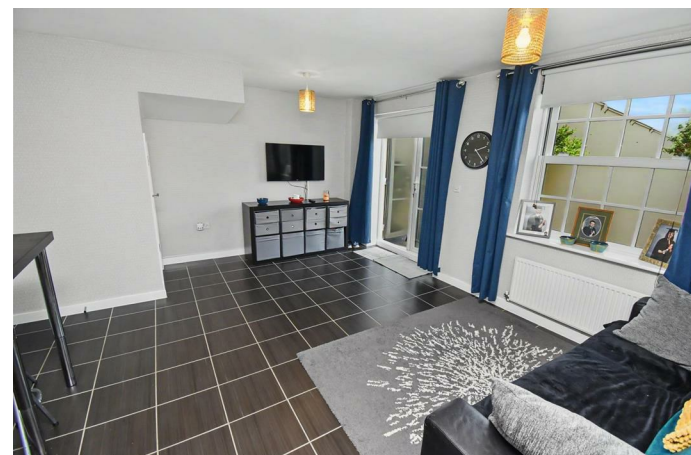
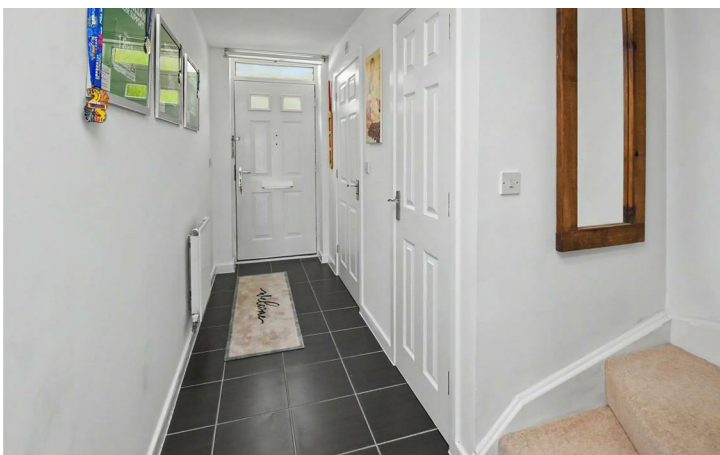
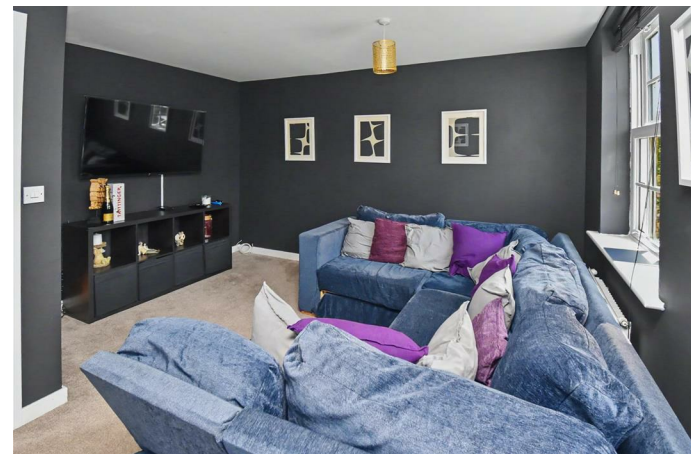
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3



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Simpson West



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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