CARTERS
ESTATE AGENTS



9 Fernlea Grove

Weston Coyney, ST3 5HT

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Price £290,000

Here at Carters, we are delighted to welcome to the market this immaculately presented three-bedroom family home, occupying a generous plot within a sought-after cul-de-sac location and offering truly move-in-ready accommodation finished to an excellent standard.

To the front of the property is an attractive block-paved driveway providing off-road parking for up to four vehicles. Stepping inside, the welcoming entrance hall leads through to a spacious dual-aspect living room, which spans the full width of the property. Featuring a beautiful marble fireplace and windows to both the front and rear elevations, this impressive reception room is flooded with natural light and provides the perfect space for relaxing and entertaining.
The solid wood fitted kitchen offers an excellent range of storage and worktop space, together with ample room for family dining and entertaining. Throughout the home, the quality of finish is immediately evident, with features including solid oak internal doors that add warmth and character. A convenient ground floor cloakroom/W.C. completes the accommodation on this level.
To the first floor, the property boasts three generously proportioned bedrooms, all served by a recently fitted, contemporary family bathroom finished to a luxurious standard.
Externally, a secure side gate leads to a substantial side garden, which is mainly laid to lawn and enhanced by a variety of seasonal plants and shrubs. This versatile outdoor space also benefits from both hot and cold external taps, together with an external power socket. The low-maintenance rear garden enjoys a paved patio, ideal for outdoor seating and summer entertaining, alongside raised planting beds filled with established shrubs.

Offered to the market at a price to attract early interest, this exceptional home must be viewed to fully appreciate its generous plot, desirable position, high-quality finishes and outstanding presentation.

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Entrance Hallway
Solid wood entrance door to the front elevation. Two UPVC double glazed windows to the front and side elevations.
Stairs to the first floor. Radiator. Laminate flooring.

Living Room
10'10" x 17'10" (3.30m x 5.44m)
Two UPVC double glazed windows to the front and rear elevations.
Coving to the ceiling. Feature wall lighting. Marble mantle and surround and a granite hearth. Log burner not included. Two radiators. Carpet.

Kitchen / Dining Space
13'10" x 9'4" (4.22m x 2.84m)
Two UPVC double glazed windows to the side elevation.
Solid wood fitted kitchen incorporating a range of wall, base and drawer units and a glazed display cabinet. Composite resin sink having a mixer tap and a drainer. Space for an electric cooker. Integrated washing machine. Integrated fridge. Recessed ceiling down lighters. Partially tiled walls. Radiator. Vinyl flooring.

Built in utility cupboard having a UPVC double glazed window to the rear elevation and power.

Rear Hallway
UPVC double glazed entrance door to the side elevation leading to the rear garden. UPVC double glazed window to the rear elevation.
Recessed ceiling down lighters. Radiator. Vinyl flooring.

Ground Floor Cloaks / W.C
UPVC double glazed window to the rear elevation.
Vanity basin unit with storage under and a mid level w.c. Built in boiler / storage cupboard with shelving. Radiator. Vinyl flooring.

Stairs and Landing
UPVC double glazed window to the rear elevation.
Solid oak handrail. Access to the loft space which is fully boarded. Radiator.

Bedroom One
11' x 11'5" (3.35m x 3.48m)
UPVC double glazed window to the front elevation.
Freestanding wardrobes included. Radiator. TV point. Carpet.

Bedroom Two
9'4" x 10'7" (2.84m x 3.23m)
UPVC double glazed window to the front elevation.
Radiator. Laminate flooring.

Bedroom Three
7' x 6'4" (2.13m x 1.93m)
UPVC double glazed window to the rear elevation.
Radiator. Laminate flooring.

Bathroom
UPVC double glazed window to the front elevation.
Recently installed and upgraded three piece family bathroom suite comprising of; a panel bath with a mains shower over, a vanity basin unit with storage under and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Radiator. Tiled flooring.

Garage
21'5" x 7'8" (6.53m x 2.34m)
Up and over garage door to the front elevation. UPVC double glazed window to the rear elevation.
Vaulted ceiling having over head storage. Power and lighting.

Externally
To the front of the property is a block paved driveway providing off-road parking for up to four vehicles. A secure side gate leads to a generous side garden, which is mainly laid to lawn and bordered by a variety of seasonal plants and shrubs. The side garden also benefits from two external taps, providing both hot and cold water, along with an external power socket.

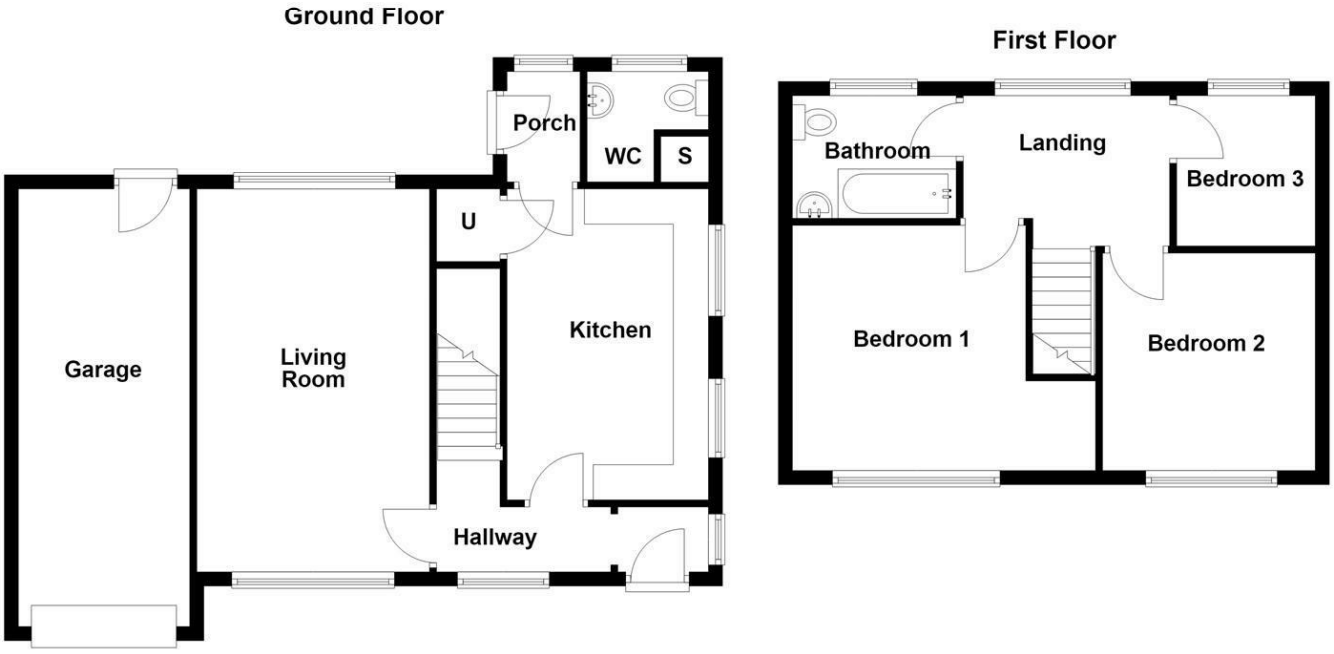
The low-maintenance rear garden features a paved patio, ideal for outdoor seating and entertaining, complemented by raised planting beds filled with established shrubs.

Additional Information
Freehold.

Council Tax Band C.

Total Floor Area: TBC.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.


Ground Floor
Porch
WC
S
U
Garage
Living Room
Kitchen
Hallway
First Floor
Bathroom
Landing
Bedroom 3
Bedroom 1
Bedroom 2

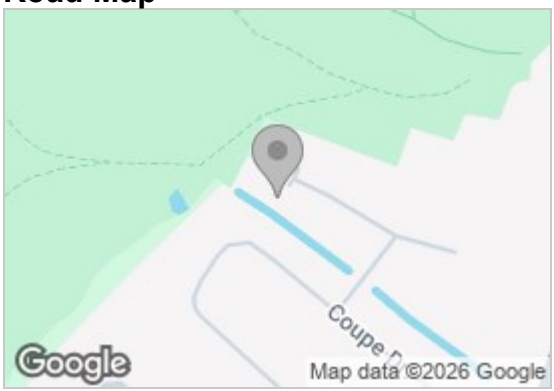








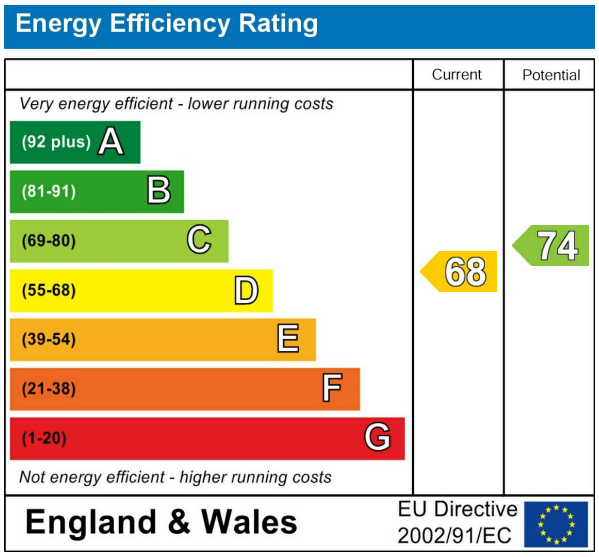
Road Map

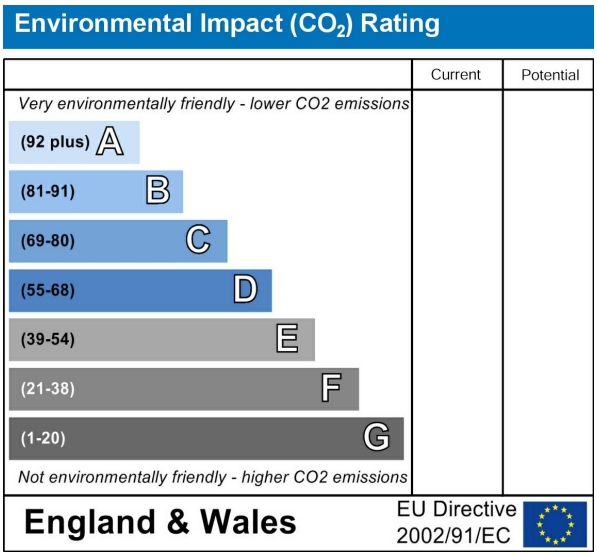


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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