



Hartland Drive,

william
h brown

welcome to

Hartland Drive,

A modern three-bedroom detached home offering a spacious lounge, stylish dining kitchen with French doors, contemporary shower room, and a private garden. With driveway and garage, it's ideally located in Sothall close to shops, schools and Rother Valley.



Hall

Having an entrance door, front facing double glazed window, radiator and laminate flooring. There is a built in shoe cupboard and stairs leads to the first floor accommodation.

Lounge

Front facing double glazed window, radiator and laminate flooring. A feature of the room is the gas living flame fire with a minster style fireplace surround.

Kitchen

Having a range of modern style wall and base units with an inset sink, gas hob and electric oven with extractor above, integrated fridge and freezer. Rear facing double glazed window and French doors leads to the garden, radiator.

Landing

Loft access can be obtained.

Bedroom One

Two front facing double glazed windows, radiator and a built in cupboard and fitted wardrobes.

Bedroom Two

Rear facing double glazed window and radiator.

Bedroom Three

Rear facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, wc and vanity sink unit. Tiling to the walls and floor, heated towel rail and side facing double glazed window.

Garden

Having a lawned rear garden with herbaceous borders and a paved patio area.

Drive & Garage

Having a driveway leading to the garage. The garage features a range of high gloss wall and base units, with light and power and an automatic washing

machine. The garage also houses the boiler.



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welcome to

Hartland Drive,

Three bedrooms

- Detached property
- Modern dining kitchen with integrated appliances
- Enclosed rear garden
- Driveway & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



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Property Ref:
CPK113994 - 0003

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Please note the marker reflects the postcode not the actual property



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