



Victoria Bolt
estate agents POWERED BY **exp** UK

Electra Way, Sherford

Offers Over £400,000

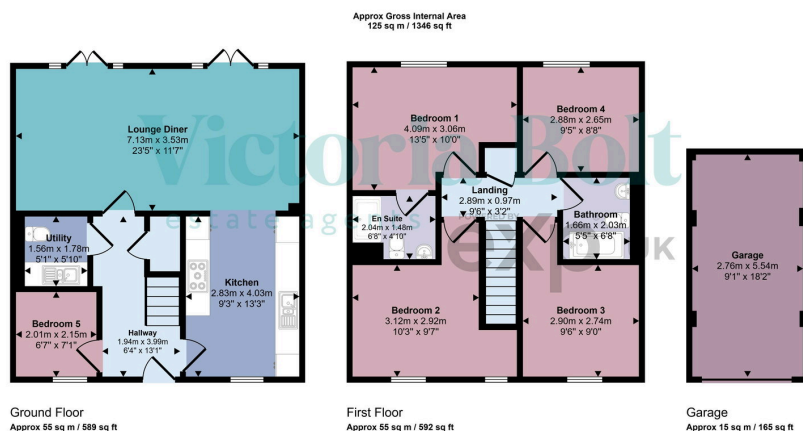
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- Detached home
- Open-plan kitchen/diner/lounge
- Dedicated home office
- Generous rear garden
- Close to Sherfords growing amenities, schools and excellent transport links
- Four double bedrooms
- Family bathroom, master ensuite & downstairs WC
- Gated driveway and garage
- Side gate providing easy access to the rear garden
- 5+ years NHBC warranty remaining



Located on a prominent corner plot in Sherford, this detached home offers a rare balance of space and security with 5+ years of NHBC warranty remaining. The first floor features four genuine double bedrooms of nearly identical size, while the ground floor is centered around a social, L-shaped open-plan kitchen, lounge, and diner. Complete with a dedicated study, utility area, and a rare gated driveway with a garage, it's perfectly placed for the A38 and local schools.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	