



Exclusive Launch Event – Saturday 7th February, 15:00 – 17:00pm.

Private viewings strictly by appointment. Early interest is expected – contact us today to secure your slot.

This modern three-bedroom semi-detached house on Robinson Avenue offers a delightful blend of comfort and style. The property is situated in a highly sought-after location, making it an ideal choice for families and professionals alike.

Upon entering, you will be greeted by a spacious sitting room that provides a warm and inviting atmosphere. The modern kitchen and dining room are designed with contemporary living in mind, offering ample space for family meals and gatherings. The property is presented in show home condition, ensuring that you can move in with ease and enjoy your new home from day one.

The three well-proportioned bedrooms are a standout feature, with the principal bedroom benefiting from an ensuite bathroom. The additional two bedrooms are perfect for children, guests, or even a home office.

Outside, the property boasts a great garden plot. The open green space to the front enhances the appeal, offering a pleasant view and a sense of community. Furthermore, the property includes a garage and parking for two cars.

(Please note: The front image has been digitally enhanced for marketing purposes)

## ENTRANCE HALL

Providing access to all ground floor accommodation with double glazed composite door to the front. Radiator. Fitted carpet. Stairs rising to the first floor accommodation.

## CLOAKROOM

Fitted to comprise a w/c. Wash hand basin. Part tiled walls. Tiled floor. Radiator. Double glazed window to the side aspect.

## SITTING ROOM

Double glazed window to the front aspect. Fitted carpet. Radiator. Tv point.

## KITCHEN / DINING ROOM

A delightful rear aspect living area that provides the perfect space to relax, entertain and enjoy with French doors leading to the rear garden tiled floor and a large under stairs storage cupboard.

## KITCHEN AREA

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated appliances include; fridge and freezer, dishwasher, washing machine, gas hob with an extractor hood over an oven. Inset spot lights to the ceiling. Tiled floor. Double glazed window to the rear aspect.

## LANDING

Providing access to all first floor accommodation with a double glazed window to the side. Fitted carpet. Large storage cupboard.

## PRINCIPAL BEDROOM

Double glazed window to the front. Fitted carpet. Radiator.

## EN-SUITE SHOWER ROOM

Fitted to comprise a w/c. Wash hand basin and a shower enclosure with shower over. Part tiled walls. Tiled floor. Inset spot lights and extractor to the ceiling.

## BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted carpet. Hatch to the loft.

## BEDROOM THREE

Double glazed window to the rear aspect. Radiator. Fitted carpet.

## FAMILY BATHROOM

Fitted to comprise a w/c. Pedestal wash basin and a panelled bath with a shower over and glass shower screen. Part tiled walls. Tiled floor. Double glazed window to the front. Inset spot lights and an extractor to the ceiling.

## TO THE FRONT

A small low maintenance garden with a pathway leading to the front door.

## GARAGE & DRIVEWAY

Driveway providing off road parking for two cars and onwards access to the garage. The Garage is fitted with an up and over door, light and power and eaves storage.

## REAR GARDEN

A large, enclosed and private rear garden that is laid mostly to lawn with a large patio area. Boundary fencing. Mature shrubs and bushes. Gated access to the front of the property.

## SERVICE CHARGE:

We are advised that the service charge for the period 1 January 2026 to 30 June 2026 is £157.93 (paid half-yearly in advance), equating to approximately £315.86 per annum.

## NB

Services and appliances have not been tested.

## VIEWINGS

By private appointment only through Bradshaws.

## DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

