

24 Horsetail Walk

Priors Hall Park, NN17 5HD

Simpson West

Built by the reputable developer Barratt Homes, this attractive and deceptively spacious four-bedroom family home occupies a pleasant position overlooking a well maintained play park, offering an appealing outlook and a fantastic setting for family living.

The ground floor offers a modern fitted kitchen with integrated appliances, a convenient downstairs WC and a generous open-plan living/dining room. French doors provide direct access to the beautifully landscaped rear garden, creating a wonderful space for relaxing and entertaining.

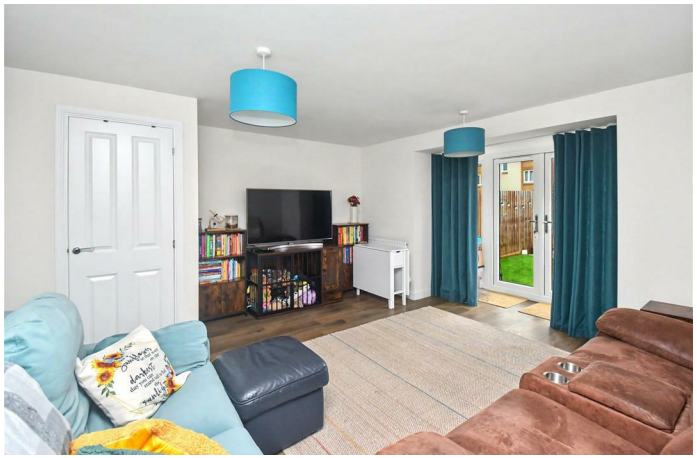
The first floor features three well proportioned bedrooms, with both double bedrooms benefiting fitted wardrobes, together with a contemporary family bathroom. The second floor is dedicated to an impressive master suite, complete with a dressing area incorporating fitted wardrobes and a private en-suite shower room, providing a superb sense of space and privacy.

Externally, the rear garden has been thoughtfully landscaped by the current owners with low maintenance in mind, offering an attractive and practical outdoor retreat. Further benefits include off-road parking for several vehicles.

An excellent opportunity to acquire a spacious and well-presented family home in an attractive position, with versatile accommodation arranged over three floors. Early viewing is highly recommended to fully appreciate all this property has to offer.

£295,000

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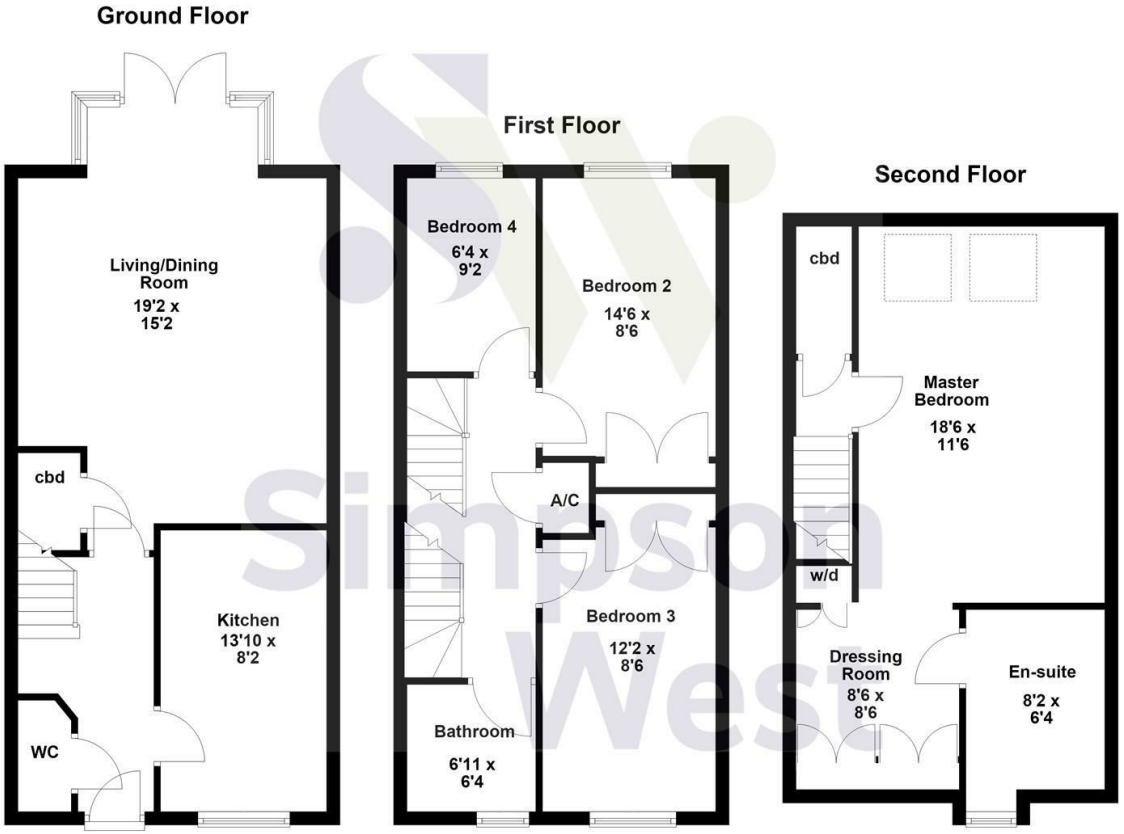




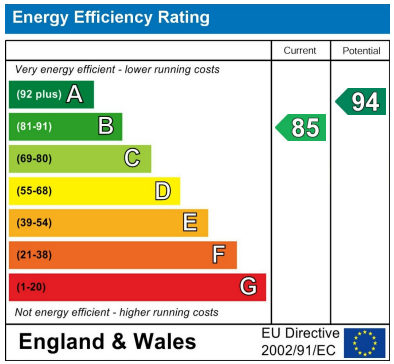




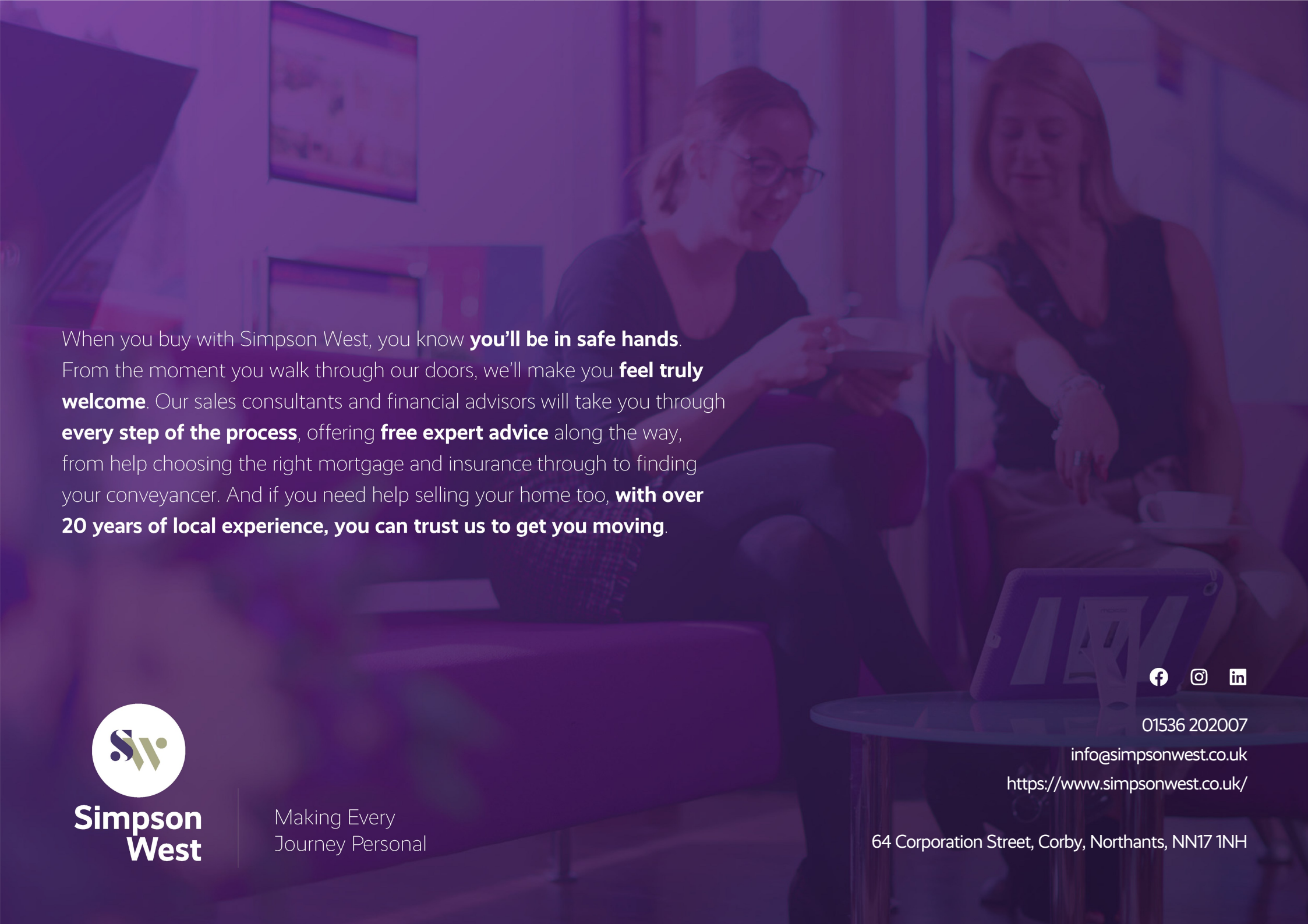
Simpson West


Ground Floor
Living/Dining Room
19'2 x 15'2
cbd
Kitchen
13'10 x 8'2
WC
First Floor
Bedroom 4
6'4 x 9'2
Bedroom 2
14'6 x 8'6
A/C
Bedroom 3
12'2 x 8'6
Bathroom
6'11 x 6'4
Second Floor
cbd
Master Bedroom
18'6 x 11'6
w/d
Dressing Room
8'6 x 8'6
En-suite
8'2 x 6'4




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
85
94
England & Wales
EU Directive 2002/91/EC





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