



**Simpson  
West**

Making Every  
Journey Personal

When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

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**2 Groundsel Gardens**  
Priors Hall Park, NN17 5HH



**Simpson West**

Introducing the Hesketh!

A spacious FOUR DOUBLE bedroom home set across three floors.

Built by reputable builder Barratt Homes is this large FOUR double bedroom residence. Accomodation on this brand new home is to include the stylish kitchen dining room benefitting from doors to the rear garden, a separate living room as well as cloakroom w/c. To the first floor you will find two double bedrooms, the larger boasts an en-suite shower room, in addition there is the main family bathroom. To the second floor there are a further two double bedrooms with a shower room servicing the two. There is parking for two vehicles with this home.

- PV Panels
- Four Double Bedrooms
- Off Road Parking For Multiple Vehicles

£350,000

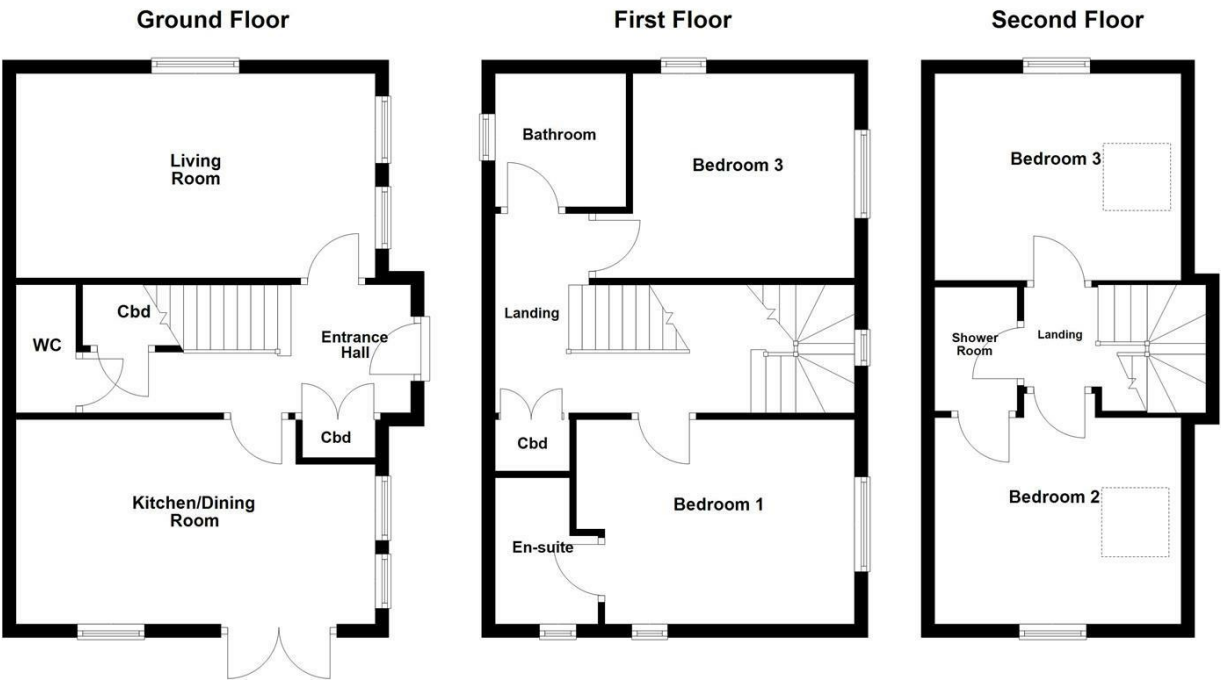
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 **Simpson West**



**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

**England & Wales**

EU Directive 2002/91/EC

