

3 Yarborough Drive,



Asking Price Of £270,000

A genuinely spacious and extremely well-presented four-bedroom detached family home, occupying an attractive position within this highly regarded modern development. Ideally positioned for convenient access to the extensive range of shops, supermarkets, schools, recreational facilities and everyday amenities for which Wheatley Hall Road is renowned, the property provides an excellent combination of generous living accommodation, modern style and practical family space.

Upon entering, the property immediately provides a welcoming and spacious entrance hall, offering access to the principal ground floor rooms and creating a bright and inviting first impression. The generous front-facing sitting room provides an excellent formal reception space, ideal for relaxing with the family or entertaining guests, whilst the useful ground floor guest cloakroom adds an important element of practicality.

To the rear of the property is the real heart of the home - an impressive open-plan dining kitchen, designed to provide a sociable and versatile environment for modern family living. The kitchen is fitted with a comprehensive range of contemporary units, contrasting work surfaces and a selection of integrated appliances, whilst there is ample room for a dining table and additional seating. This generous space provides the perfect setting for family meals, entertaining friends or simply enjoying everyday life. French doors lead directly from the dining area into the rear garden, allowing plenty of natural light into the room and providing a seamless connection between the indoor and outdoor spaces.

The first floor continues to impress, with a particularly spacious landing providing access to all four bedrooms and the family bathroom. Each bedroom offers useful proportions and flexibility, making the accommodation ideally suited to growing families, guests or those requiring dedicated home-working space. The principal bedroom is a particularly attractive feature, benefiting from a stylish en-suite shower room, providing a private and convenient retreat away from the remainder of the accommodation. The remaining bedrooms are served by a well-appointed family bathroom. Externally, the property enjoys excellent kerb appeal, with an attractive frontage, neatly maintained lawned garden and a driveway providing off-road parking for several vehicles. The property also benefits from a garage, providing valuable additional storage and practical space.

To the rear is a fully enclosed and pleasantly private garden, predominantly laid to lawn and offering an excellent outdoor space for families. There is plenty of room for children to play, outdoor dining and entertaining during the warmer months, whilst the enclosed nature of the garden also makes it particularly practical for those with pets. The garden enjoys a good level of privacy and a favourable position which allows it to benefit from plenty of sunshine throughout the day and into the warmer months.



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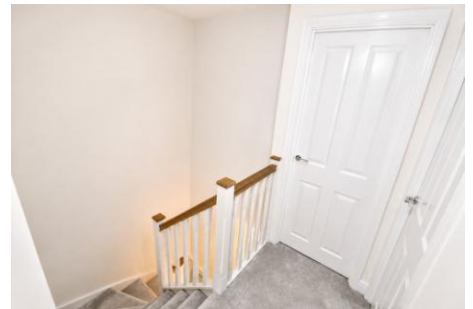
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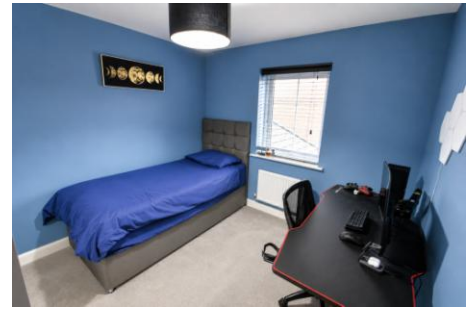
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DATED - 27/08/2026

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

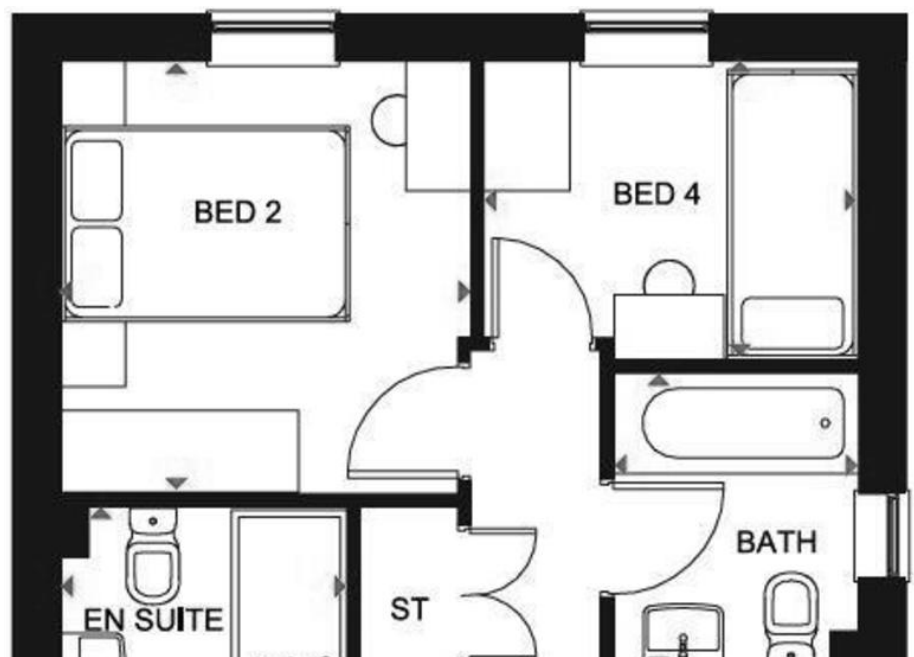
Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

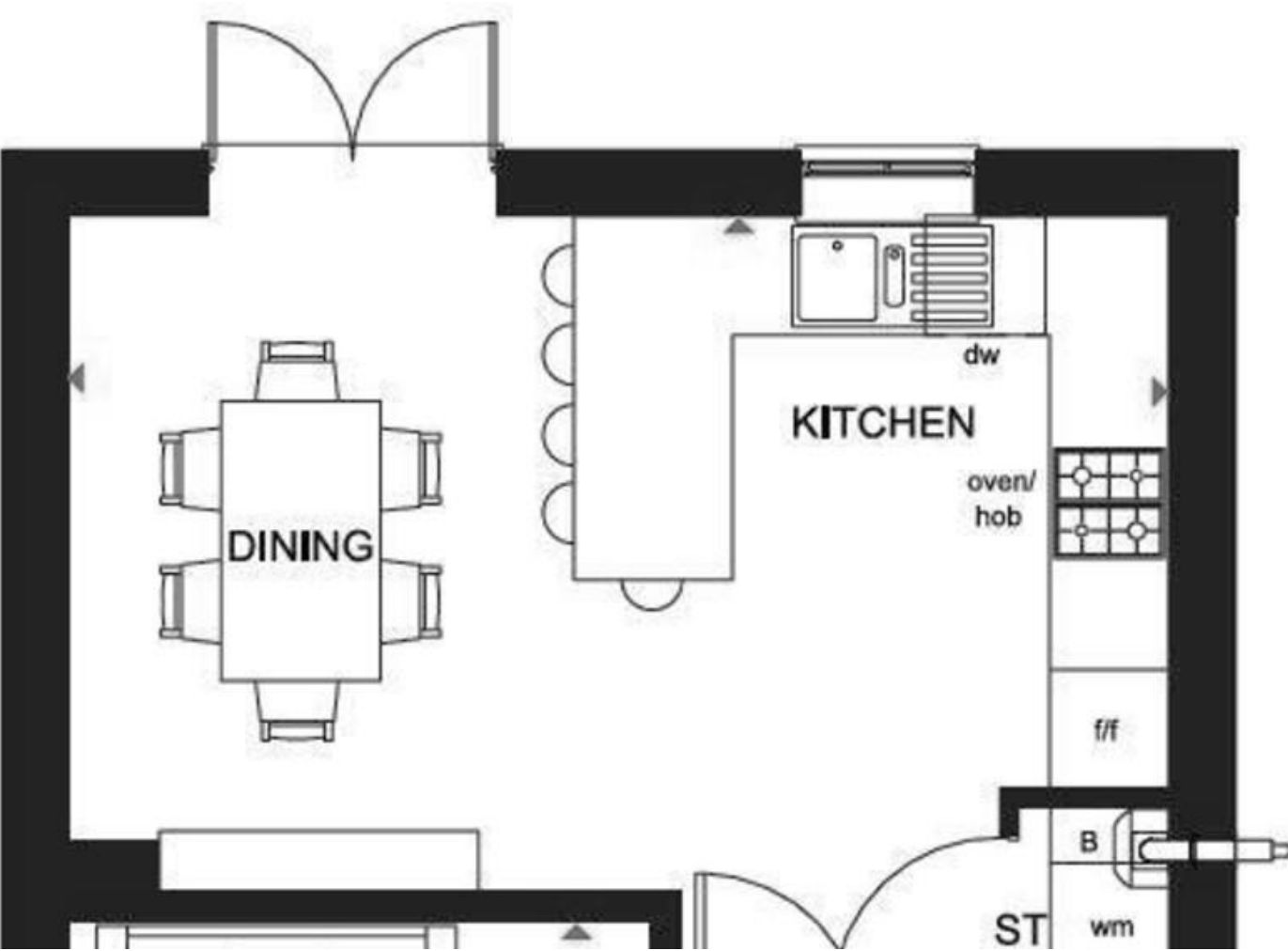
LOCATION MAP



ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.