



No. 11

Offered for sale on a **50% shared ownership basis** in conjunction with Amplus Living, this beautifully presented modern two-bedroom semi-detached home, built approximately five years ago, enjoys an attractive position overlooking an open green area in the popular village of Wyberton.

Immaculately maintained throughout, the property benefits from gas central heating, uPVC double glazing, a contemporary fitted kitchen complete with integrated appliances, a spacious lounge/dining room, and two double bedrooms. Externally, there is a driveway providing off-road parking for two vehicles, while the enclosed rear garden is particularly generous for a modern two-bedroom home, being mainly laid to lawn and offering an ideal space for children, pets, and outdoor entertaining.

Prospective purchasers should note that eligibility criteria apply to the shared ownership scheme which is also subject to a reservation fee of £250. Buyers will need to satisfy the requirements set by Amplus Living, and further information can be obtained from us upon request.

EPC - B

Council Tax Band - A

Monthly service charge, buildings insurance and management charge - £50.54 in addition to the rent payable on the other 50%

Freehold



Entrance Hall - with staircase rising to the first-floor accommodation and a door opening into the principal living space.

Lounge/Dining Room – 4.96m x 3.44m (16'3" x 11'3") A bright and spacious dual-aspect reception room enjoying excellent natural light through double glazed windows to the front and side elevations. Attractive oak flooring enhances the contemporary feel and there are two radiators. A useful understairs recess provides an ideal position for a dining table and chairs, creating a practical and sociable living environment.

Kitchen – 3.44m x 2.86m (11'3" x 9'5") Fitted with a range of marble-effect work surfaces incorporating modern high-gloss base and wall-mounted cupboards and drawers. Integrated appliances include an electric fan-assisted oven with gas hob and extractor canopy above, whilst there is space and plumbing for a washing machine together with ample room for an American-style fridge/freezer. A double glazed window and part-glazed door overlook and provide direct access to the rear garden.

Cloakroom/WC Fitted with a low-level WC and pedestal wash hand basin, complemented by a radiator and double glazed window to the rear elevation.

Bedroom One – 3.42m x 3.00m (11'3" x 9'10") A generous double bedroom featuring a double glazed window to the front elevation, radiator and a built-in double wardrobe with hanging rail providing excellent storage.

Bedroom Two – 4.82m x 2.32m (15'10" x 7'7") A comfortable second double bedroom overlooking the rear garden, complete with a radiator and ample space for freestanding furniture.

Bathroom – 2.05m x 1.93m (6'9" x 6'4") Appointed with a modern white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Complementary wall tiling is fitted to splash-prone areas, together with a radiator and double glazed window to the rear elevation.

Outside - To the front, the property enjoys a small, gravelled garden with flowering shrubs. A driveway to the side provides off-road parking for two vehicles. The enclosed rear garden is larger than typically found with a modern two-bedroom home. Predominantly laid to lawn, the garden also benefits from a paved patio seating area, well-stocked flower and shrub borders, timber fenced boundaries and a lockable side gate providing access to the driveway. An outside tap and external lighting complete this attractive outdoor space.







Total area: approx. 71.3 sq. metres (767.5 sq. feet)

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Plan produced using PlanUp.

Please Note: Tenure: Freehold.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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