



3 Greybeck Grove, Main Street, Wetwang, YO25 9XJ

£220,000



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Wetwang, YO25 9XJ

- BUNGALOW WITH DETACHED GARAGE
- MODERN SPECIFICATION
- DOUBLE DRIVEWAY AND GARAGE
- BUILD WARRANTY PROVIDED
- 2 BATHROOMS
- PRIVATE CUL-DE-SAC
- ECO-CREDENTIALS
- EXCLUSIVE COMMUNITY OF JUST 3 MODERN HOMES
- 2 DOUBLE BEDROOMS
- OPEN PLAN LAYOUT

AN OPPORTUNITY TO PURCHASE THE FINAL AND HIGHLY SPECIFIED BUNGALOW - SITUATED IN A DISCREET AND PRIVATE CUL-DE-SAC ENVIRONMENT.

Boasting an enviable location in the heart of Wetwang village, is this exclusive development of contemporary styled bungalow homes each with the benefit of double garaging.

The well specified interiors over the single floor level place an emphasis upon modern and open plan living, suitable for a number of applicant profiles taking full advantage of the private plot position.

The deceptively spacious and generously appointed living space comprises; The heart of the bungalow being an open plan dayroom with bi-folding doors, maximizing the garden views and well specified kitchen. Two generous Bedrooms feature with en-suite shower room to the Principal Bedroom with Main Bathroom and Cloakroom W.C.

Attractively designed and finished in a contemporary style set upon a private plot with dedicated parking and garaging.

Build warranty provided and under floor heating. Enhanced eco-credentials include an air source heat pump.

Viewing by appointment with the sole selling agent Staniford Grays.



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OPEN PLAN DAY ROOM KITCHEN	17'5" x 15'4" (5.31 x 4.68)
PRINCIPAL BEDROOM	12'8" x 9'10" (3.88 x 3.02)
EN SUITE SHOWER ROOM	7'0" x 3'10" (2.14 x 1.18)
BEDROOM TWO	12'10" x 9'5" (3.93 x 2.88)
HOUSE BATHROOM	7'3" x 5'7" (2.23 x 1.72)
DOUBLE GARAGE	17'4" x 16'4" (5.30 x 5.00)
SPECIFICATION	

- HEATING**
Underfloor heating throughout the single floor level, with air source heat pump to the rear.
- ELECTRICAL**
Inset LED spotlights and pendants with immaculate white style sockets and light switches throughout. External up and downlighters.
- WINDOWS AND DOORS**
With traditionally styled uPVC sash windows, oversize sliding door to day room, traditionally styled internal doors and composite entrance door.
- KITCHEN**
Well appointed throughout with a range of fitted and integrated appliances including fridge freezer, low level oven, induction hob and extractor canopy, dishwasher, contrasting work surfaces over Shaker style kitchen with modern door furniture, inset sink & drainer with feature mixer tap.
- SANITARYWARE**
Modern styled white sanitaryware comprising of inset basin to vanity unit, concealed cistern low flush w.c, panelled bath with shower console and rainfall showerhead, marble effect splash screening, heated towel rail. Panelled bath to main bathroom with shower cubicle to ensuite shower room.



EXTERNAL AREAS

A brick sett drive offering ample parking provision for multiple vehicles, with paved pathway extending from the building footprint.
Feature brick detailing to roof pitch, offering striking traditional design.
Access provided to detached double garage with electronically operated rolling garage door and personnel door also.
Gated access to side leading to large external patio terrace extending from the building footprint, being hard landscaped throughout. Raised plant borders with boarded fencing and wall to perimeter boundary.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Electricity and Drainage are connected.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.
Website- Stanifords.com Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

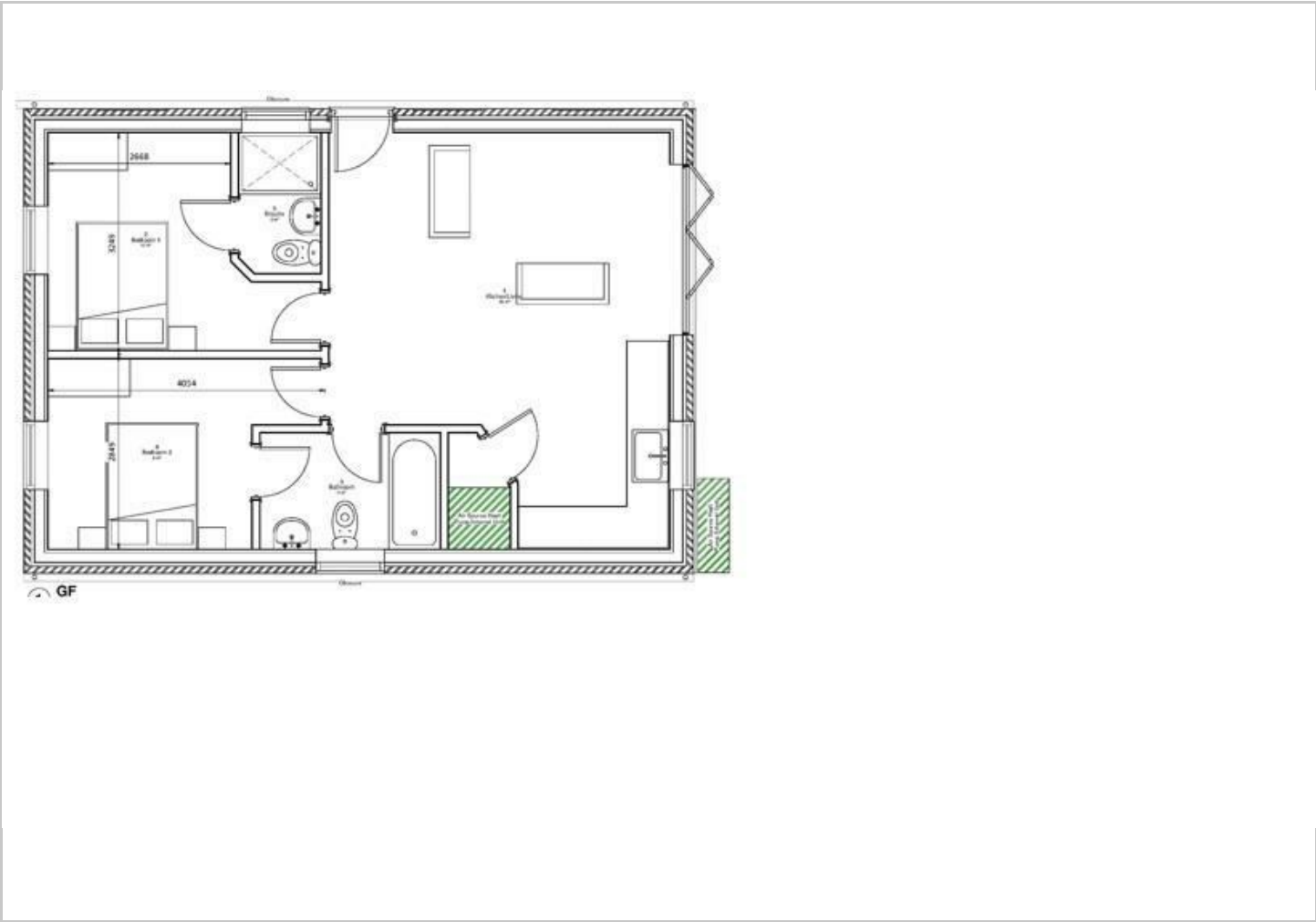
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



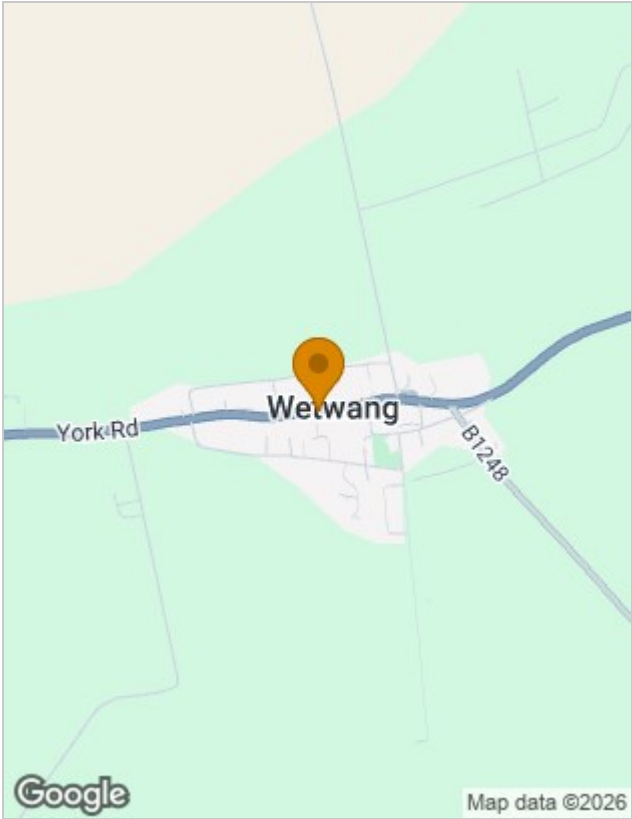
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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