



20 Eydon Drive
Priors Hall Park, NN17 5FB



Simpson West

Situated in the sought-after Priors Hall Park development, this well presented, recently redecorated, three bedroom family home, built by Lagan Homes, is conveniently located just a short walk from a range local amenities and schools. The ground floor offers a welcoming entrance hall, a cloakroom with WC, a stylish front-facing kitchen/dining room, and a spacious rear lounge with french doors leading to the garden. Upstairs, the property offers a modern family bathroom, two double bedrooms, with the master bedroom benefiting from an en-suite shower room and walk in wardrobe, the third bedroom is a generously sized single bedroom. Outside, the low maintenance rear garden is fully enclosed and includes a patio area, ideal for outdoor dining and relaxation. The property also benefits from solar water heating, a garage to the rear, and allocated off-road parking. Early viewing is strongly recommended to avoid disappointment. Energy Rating: A. Council Tax Band: C.

Urban & Civic service charge: £286 per annum

£244,950



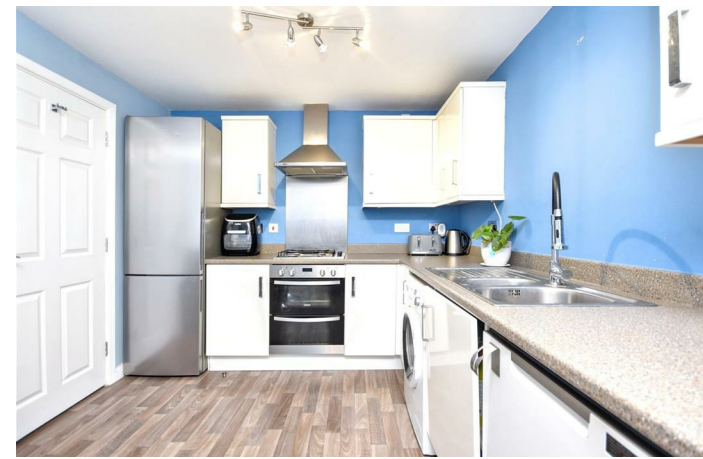
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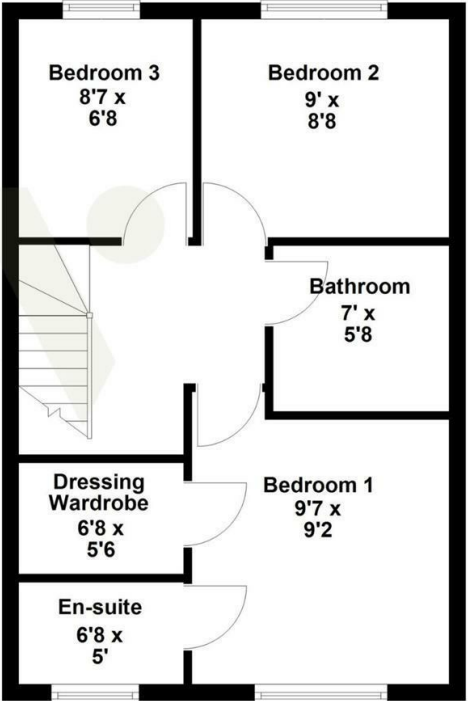
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100
(81-91) B		
(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	



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