



## 26 Fairhaven Gardens, Wick, BN17 7TQ

£369,950

- Modern Detached Home Built In 2021
- Feature 18'1 x 9'4 Kitchen/Diner with Quartz Work Surfaces
- 13 x 11 Master Bedroom with Ensuite Shower Room
- Popular Hampton Park Development
- West Facing Rear Garden
- Generous 18'1 Front-Aspect Living Room
- Favoured East/West Aspect
- Two Allocated Parking Spaces Directly To Front Of Property
- Utility Room with Side Access & Ground Floor WC
- Tucked Away Position In Cul-De-Sac

# 26 Fairhaven Gardens, Wick BN17 7TQ

A stylish and modern detached home, built in 2021 and positioned within the highly sought-after Hampton Park development. Tucked away in a quiet cul-de-sac, this attractive property enjoys a favoured east/west aspect and offers well-balanced, contemporary living throughout.

The ground floor features a generous 18'1 front-aspect living room, providing an inviting and comfortable space for relaxation. To the rear, there is a standout 18'1 x 9'4 kitchen/diner, beautifully appointed with quartz work surfaces and designed as the true heart of the home, ideal for both everyday living and entertaining. A separate utility room with side access adds practicality, complemented by a convenient ground floor WC.

Upstairs, the property continues to impress with a well-proportioned 13' x 11' principal bedroom benefiting from its own ensuite shower room, alongside two further well-presented bedrooms offering flexibility for family life, guests, or home working.

Externally, the home enjoys a west-facing rear garden, perfect for afternoon and evening sun, while to the front there are two allocated parking spaces directly in front of the property.

Combining modern design, a peaceful tucked-away position, and a popular residential setting, this superb home offers an excellent opportunity for buyers seeking comfort, convenience, and style within Hampton Park.



Council Tax Band: D

Tenure: Freehold



Lounge

13' x 12'2

Kitchen Diner

18'1 x 9'4

Utility Room

7'6 x 5'4

Bedroom 1

13' x 11'

Ensuite

6'1 x 6'

Bedroom 2

9'7 x 9'7

Bedroom 3

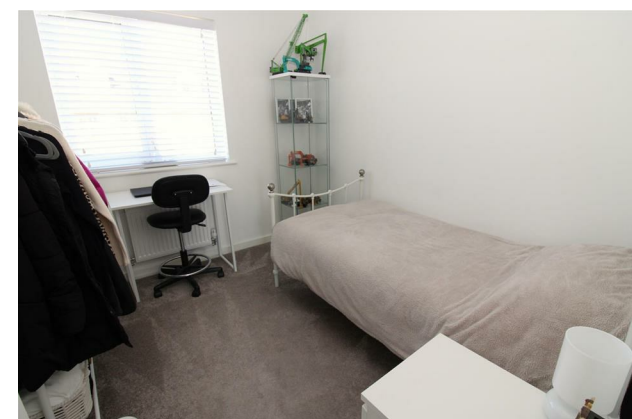
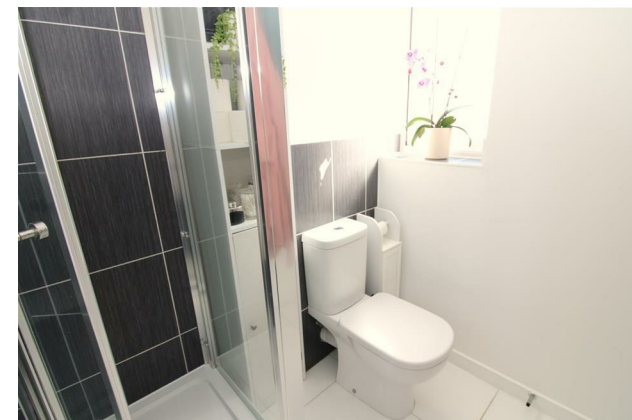
9'6 x 8'2

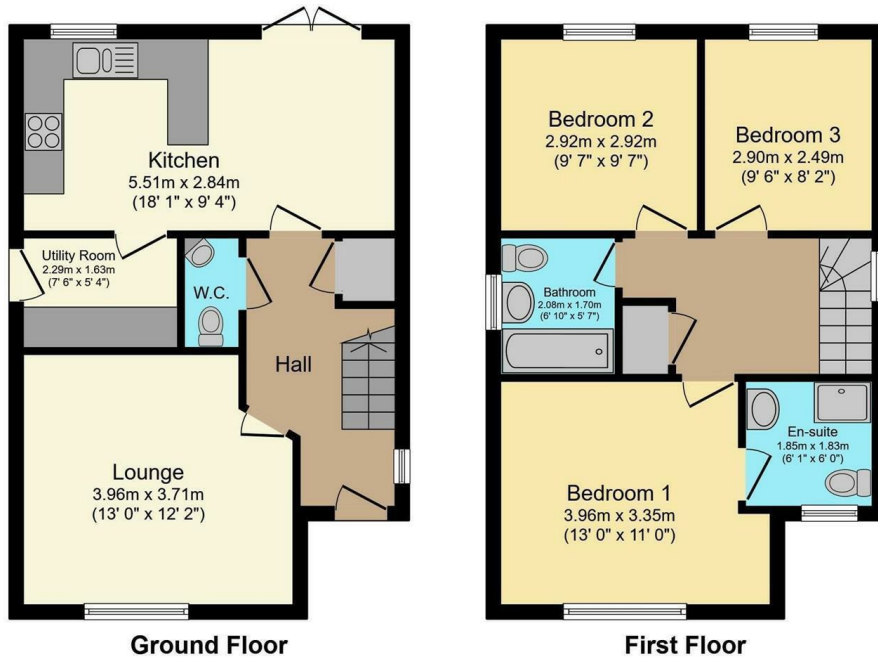
Bathroom

6'10 x 5'7

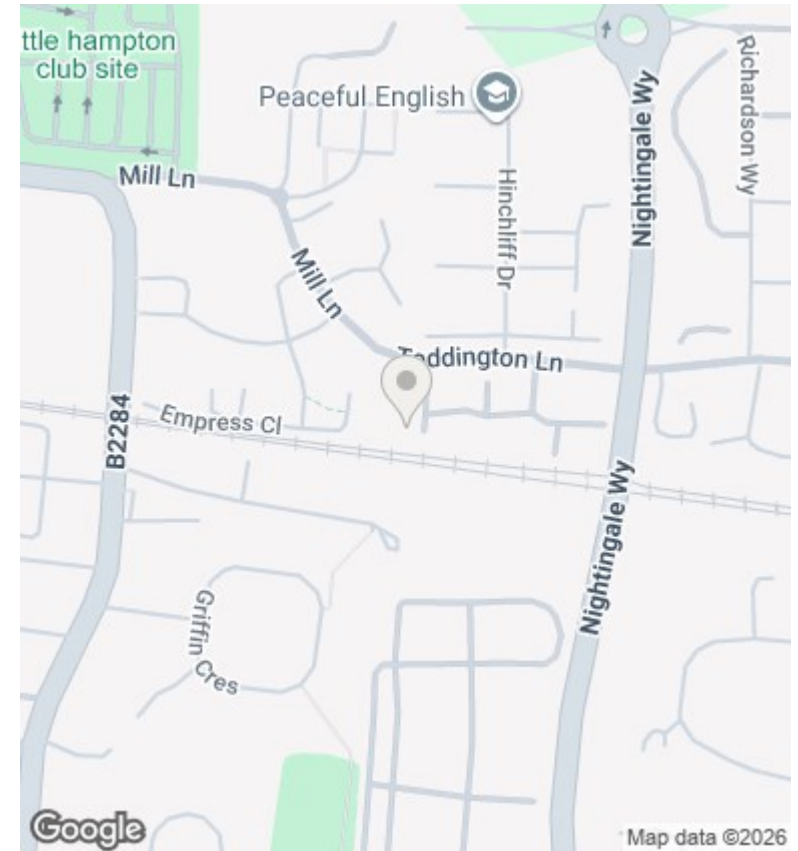
Estate Charge

Approx £360 PA





Total floor area 87.9 sq.m. (947 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.