

Orion Close,



Asking Price £220,000

IH INGLEBY HOMES





Attractive, modern and immaculately presented throughout, whilst enjoying a generous rear garden that wraps around the side elevation, with drive and garage, this three bedroom property certainly merits early inspection, and is available with 'No Forward Chain'.

Built by 'Bellway Homes' and situated on the popular 'Queensgate' development, this spacious, three bedroom detached property is built to one of the larger designs originally available. Delivering well-planned and spacious accommodation that is 'well-finished' and modern throughout.

The three generous bedrooms are a particular feature, along with the separate living areas on the ground floor consisting of a generous lounge, dining room with 'French' doors to the garden, and fitted, modern kitchen.

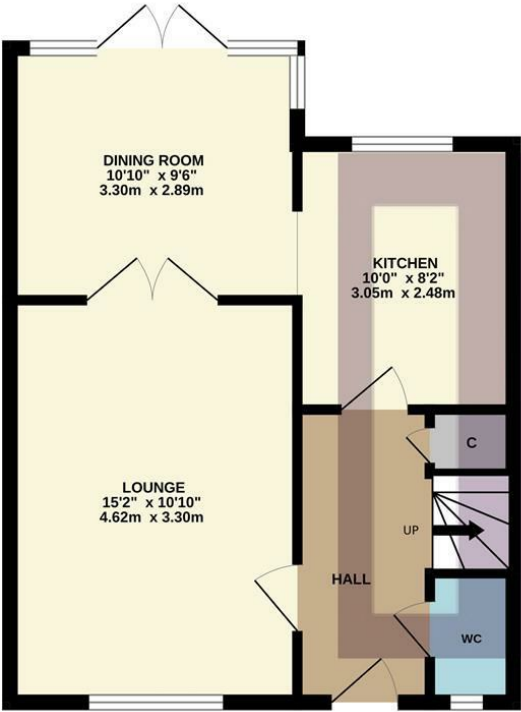
Briefly, the accommodation comprises an entrance hall, cloakroom/WC, independent lounge, dining room and kitchen to the ground floor. The first floor brings the three bedrooms, 'Master' with ensuite and separate family bathroom.

The generous rear garden is fully fence enclosed, with a well-tended lawn which wraps around to a surprisingly large side area with an additional patio and timber shed.

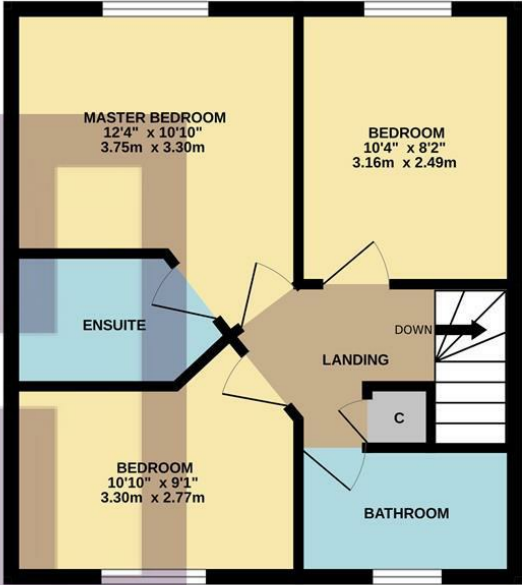


The Layout

GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.

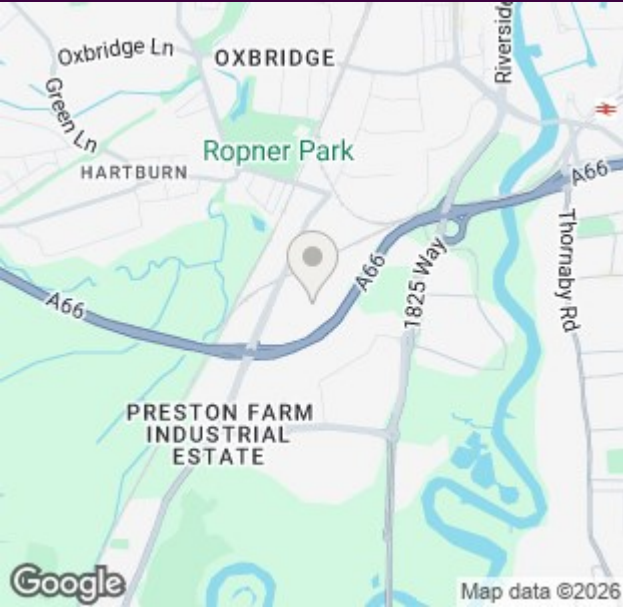


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	78		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure:

C
Freehold



- Impressive 'Bellway' built, three bedroom detached property
- Surprisingly generous plot with rear and sider gardens, drive and garage
- Immaculate throughout, early viewing essential
- Spacious lounge, separate dining room and attractive fitted kitchen
- Favoured 'Queensgate' development
- Master bedroom with ensuite
- No forward chain



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