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Fern Tree Walk, DE13 9TX

Asking Price £260,000



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Three-bedroom detached home on Fern Tree Walk, the property features a full-width lounge diner with French doors opening onto the rear garden, a separate fitted kitchen and a ground-floor WC. Upstairs are three bedrooms and a family bathroom with a bath and separate shower. A block-paved driveway to the side provides off-road parking and leads to a detached garage.

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Accommodation

Ground Floor

The entrance hall gives access to the kitchen, ground-floor WC and lounge diner, with stairs rising to the first floor. The kitchen is fitted with a range of wall and base units, a built-in oven, a gas hob with an extractor hood above and space for a washing machine.

The lounge diner spans the rear of the property, with room for a dining table and seating area, an under-stairs storage cupboard and French doors opening onto the patio.

First Floor

The landing leads to three bedrooms and the family bathroom. The principal bedroom has space for a double bed and additional bedroom furniture, while the third bedroom is currently used as a home office. The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC.

Outside

A lawn sits to the front of the property, with a block-paved driveway running along the side to the detached garage. The enclosed rear garden has a paved patio directly outside the French doors and a central path with steps leading to a raised lawn.






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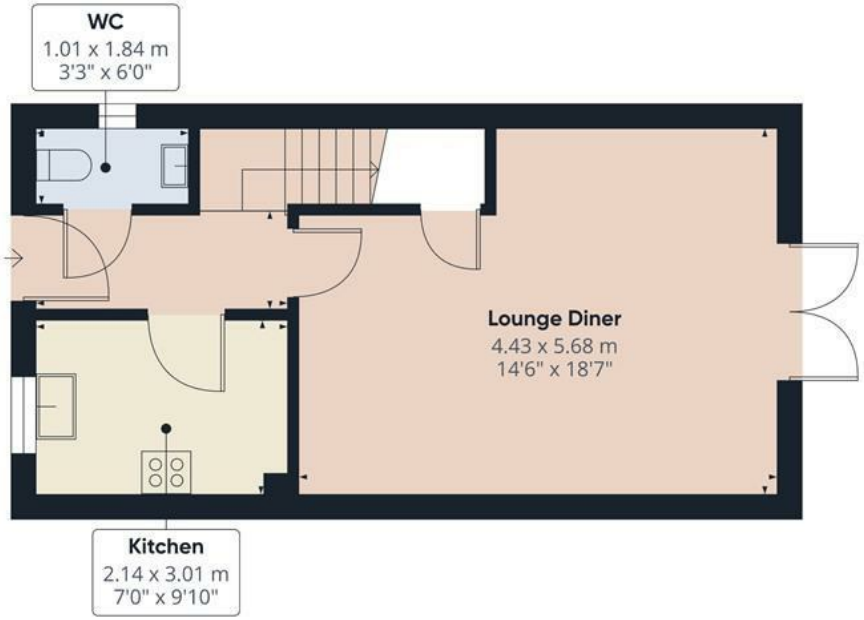




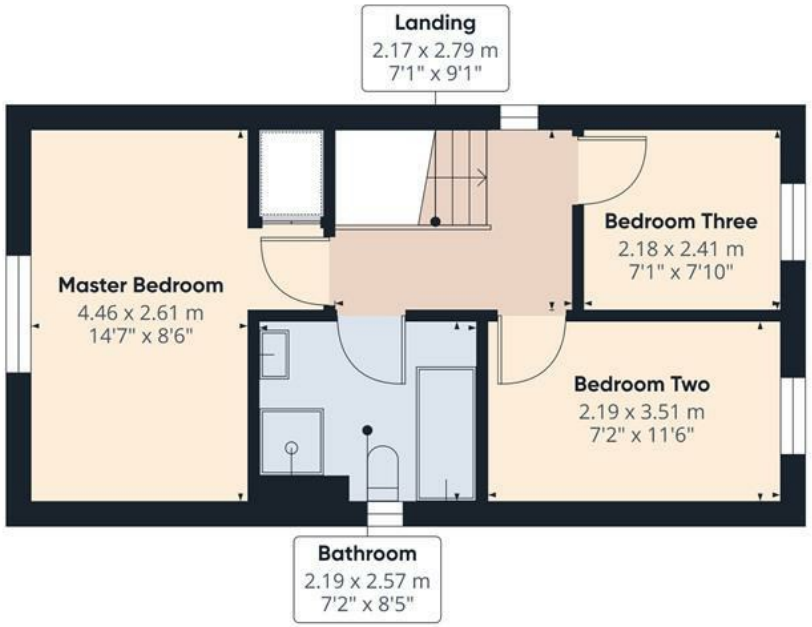

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Floor 0



Floor 1



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Approximate total area(1)

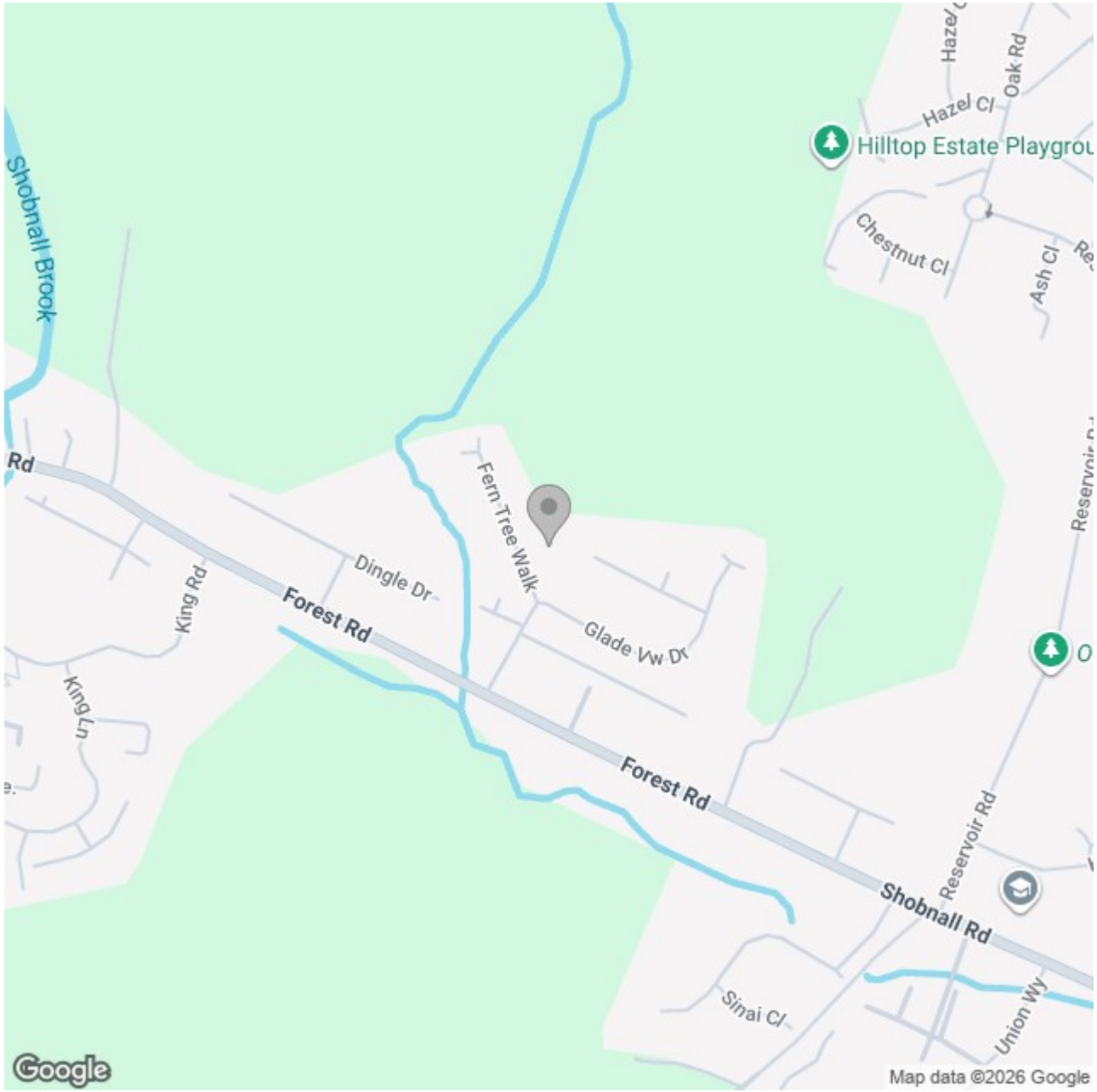
73.4 m²

791 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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