Clarke Philips

Estate Agents & Property Management



YARROW WALK | RED LODGE

Family Home on Edge of Village Location

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Guide Price £310,000 Freehold

FEATURES

- Walking distance to local schools, shops and doctors
- Edge of village location
- En-bloc garage with parking infront
- Virtual Tour Available
- Semi open-plan Kitchen/dining and living space
- Solar Panels with Battery Storage Units
- Nest thermostat, smoke detectors and camera doorbell



DESCRIPTION

An attractive three-bedroom semi-detached home situated on the edge of a popular modern development, within easy walking distance of local schools, shops and amenities. Benefits include solar panels with battery storage, Nest smart home technology, living room, dining area, refitted high specification kitchen, downstairs cloakroom, family bathroom and en-suite to the principal bedroom. Externally, the property offers front and enclosed rear gardens, a single garage and off-road parking. An ideal first-time purchase, family home or investment opportunity.





Entrance Hall
Storage cupboard under stairs, doors to cloakroom, living room and opening to dining room.

Living Room 15'7" x 11'8" (4.75m x 3.55m)
Bay window to side aspect and window to front aspect.

ACCOMMODATION

Open Plan Kitchen/Dining Area 15'9" x 12'7" (4.81m x 3.86m)
A spacious and beautifully presented open-plan kitchen/dining room, fitted with a contemporary range of wall and base units complemented by stylish quartz work surfaces. The kitchen benefits from a pull-out larder unit, induction hob, built-in double oven, integrated dishwasher, washing machine and fridge freezer. Offering ample space for a family dining table, the room enjoys plenty of natural light from windows to the front aspect and French doors opening to the side. Stairs rise to the first floor, with a useful understairs storage cupboard providing additional practical storage.

WC
Low level WC, hand wash basin.

Landing
Airing cupboard housing hot water cylinder. Loft access.

Master Bedroom 10'4" x 11'9" (3.15m x 3.58m)
Window to front and side aspect, built in double wardrobe with dressing area.

En-suite
Double tiled shower cubicle, low level WC and hand wash basin.

Bedroom 2 8'8" x 11'1" (2.65m x 3.39m)
Window to front aspect.

Bedroom 3 6'7" x 9'6" (2.00m x 2.90m)
Window to side aspect.

Bathroom
Panel bath with shower over and splashback tiling. Low level WC, hand wash basin and window to front aspect.

Outside
The property benefits from an enclosed rear garden, predominantly laid to lawn with a variety of established shrubs and planting. A paved patio area provides an ideal space for outdoor seating and entertaining, complemented by a raised composite decking area. There is also a timber shed with glazed doors, offering useful additional storage or versatile garden space.

Garage and Parking
Single garage en-bloc with up & over door, parking to the front of garage.











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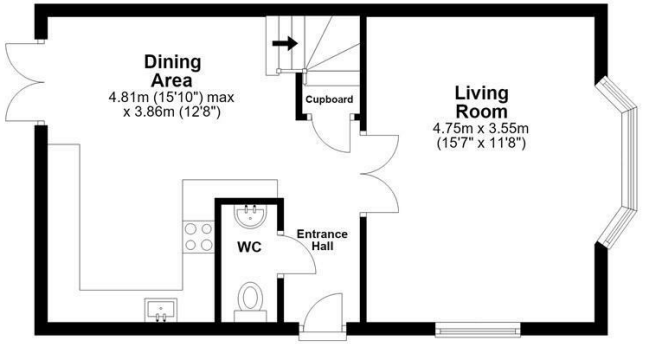
Popular Semi Open-Plan Accommodation





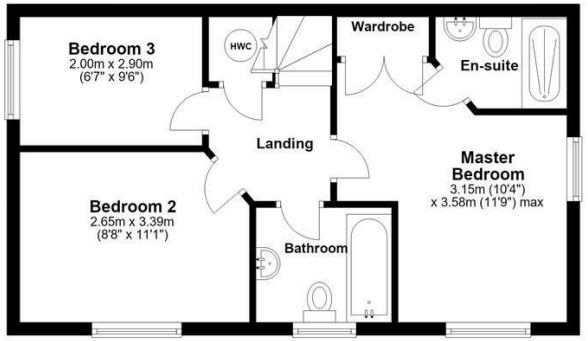
Ground Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



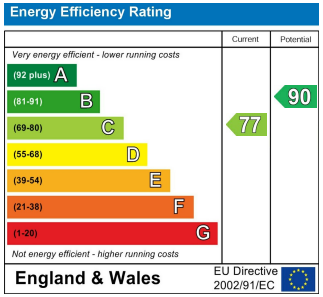
First Floor

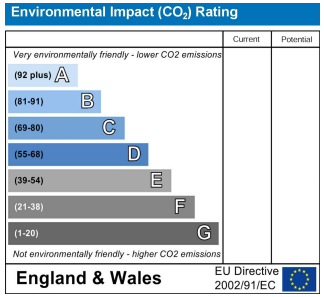
Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.