





£485,000

Located within the exclusive Courtyards development this well presented modern three bedroom home is welcomed to the market offering low maintenance easy living in a central village location. The property benefits from carport and allocated parking, en-suite to main bedroom, downstairs cloakroom, open plan kitchen/dining room and use of the communal gardens.

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE HALL

Stairs rising to the first floor with storage cupboard below, radiator. Doors to cloakroom, kitchen/dining room and lounge.

CLOAKROOM

Low level wc, pedestal wash hand basin, radiator, double glazed frosted window to front.

LOUNGE

Double glazed double doors and double glazed window to the rear, wood burning stove, under floor heating, opening to kitchen/dining room.

KITCHEN/DINING ROOM

A triple aspect room with refitted kitchen that includes a range of wall mounted and floor standing units and breakfast bar all with bespoke real wood work surfaces over, inset butler sink with mixer tap, built in oven and gas hob with extractor fan over, integrated floor to ceiling freezer, free standing fridge, washing machine and dishwasher. Under floor heating. Radiator. Double glazed windows to front rear and side aspects. Opening to lounge.

LANDING

Airing cupboard housing Megaflow, double glazed window to front. Access to boarded loft space with lighting via extending ladder.

BEDROOM ONE

Double glazed window to the rear, built in wardrobes, radiator.

EN-SUITE

Recently refitted comprising tiled shower cubicle, wash hand basin with mixer tap, low level wc, double glazed frosted window. Heated towel rail. Extractor fan.

BEDROOM TWO

Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM THREE

Double glazed window to the front, radiator.

BATHROOM

Recently refitted comprising panelled bath with shower over, wash hand basin with mixer tap, low level wc, heated towel rail, double glazed frosted window to front. Extractor fan.

OUTSIDE

COMMUNAL GARDENS

Beautifully maintained gardens comprising of lawn areas, shingled areas, flower and shrub beds with hedging, paved patio area, outside lighting.

PARKING

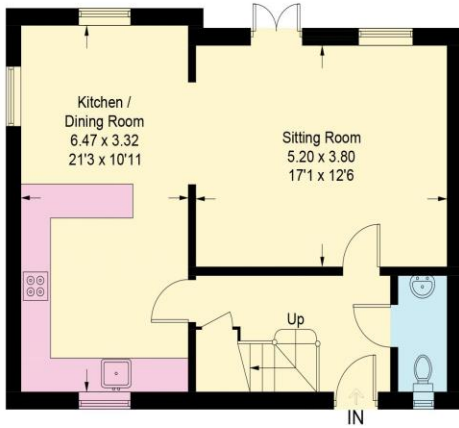
Block paved parking for one vehicle.

CARPORT

Covered parking for one vehicle with storage over.



The Courtyards



Ground Floor



First Floor



Approximate Total Area
1105 sq ft / 102.7 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1306052)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 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 CONSUMER PROTECTION REGULATIONS 2008 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