





OVERLOOKING THE GOLF COURSE, THIS DELIGHTFUL THREE BEDROOM HOME IS MODERN, MOVE IN READY AND SURE TO IMPRESS. A quiet cul-de sac position in Wheatley Hills offering a deceptively spacious property which briefly comprises of entrance hallway, WC, beautiful ground floor open plan living/dining kitchen area with bi-folding doors to the patio, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedrooms, bathroom, off street parking on the driveway, front and rear enclosed garden. BEAUTIFUL HOME IN PEACEFUL LOCATION.



ENTRANCE HALL

4' 5" x 6' 10" (1.37m x 2.10m) This move in ready home is accessed via the front facing door to the generous hallway which provides open access to the reception/kitchen space, front facing double glazed window, laminate flooring and door to the WC.

WC

5' 0" x 6' 3" (1.54m x 1.92m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, laminate flooring, radiator, extractor fan and front facing double glazed frosted window.

KITCHEN

7' 4" x 17' 1" (2.26m x 5.22m) Beautifully presented kitchen with a range of modern fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single bowl sink with drainer, central matching breakfast bar, four ring electric hob with extractor fan above, single electric oven, integrated microwave, integrated fridge/freezer, plumbing for a washing machine, front facing double glazed window and laminate flooring.

LOUNGE/DINER

17' 0" x 10' 1" (5.19m x 3.09m) The kitchen opens up into the lounge/diner with central island making the perfect entertaining space ideal for family living with rear facing double glazed door, rear facing double glazed bi-folding doors, three radiators, storage cupboard beneath the stairs, open access to the entrance hallway and stairs leading to the first floor.



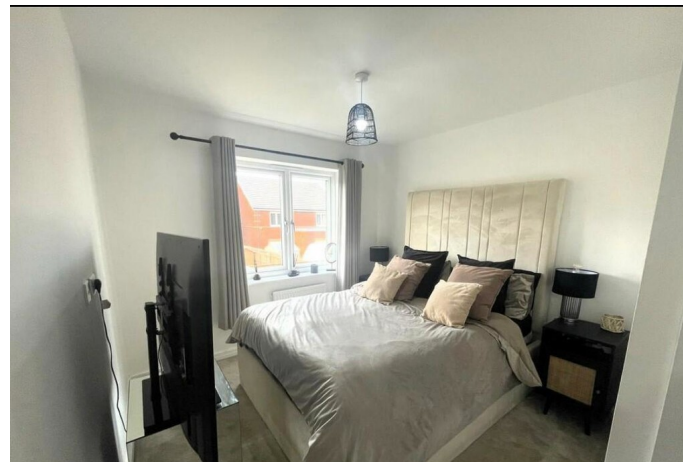
STAIRS

Leading from the living/kitchen/diner to the first floor landing.

LANDING

7' 0" x 11' 1" (2.15m x 3.38m) Providing access to all bedrooms/bathroom, side facing double glazed window, radiator, storage cupboard and loft access point.







MASTER BEDROOM

9' 8" x 15' 2" (2.96m max x 4.63m max) Beautiful bedroom space overlooking the rear garden via the rear facing double glazed window, radiator and door to the en-suite shower room.

ENSUITE

5' 0" x 7' 6" (1.53m x 2.29m) Nicely presented modern shower room comprising of a low flush WC, wash hand basin, shower cubicle, radiator and partially tiled walls.

BEDROOM

9' 7" x 9' 10" (2.93m x 3.02m) Spacious double bedroom with front facing double glazed window with views over the golf course and a radiator.

BEDROOM

7' 1" x 9' 4" (2.16m x 2.86m) Third single bedroom with rear facing double glazed window and radiator.

BATHROOM

7' 0" x 6' 0" (2.14m x 1.85m) Beautifully presented bathroom with a three piece suite comprising of low flush WC, wash hand basin, bath with glass shower screen mounted above, shower unit, partially tiled walls, extractor fan, radiator and front facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the off street parking space on the driveway, small front garden and side access to the rear garden.

REAR GARDEN

Central lawn with fence enclosure, paved patio and side access via a gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

**MAINTENANCE CHARGE FOR GROUNDS:
ANNUAL PAYMENT OF £125**

**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING SYSTEM**

INSTALLATION DATE: 2022

LAST SERVICE: 2025

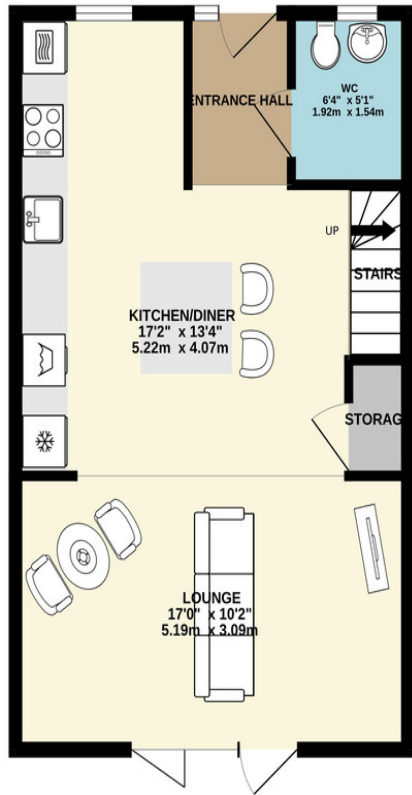
GAS METER LOCATION: SIDE OF HOUSE

ELECTRIC METER: SIDE OF HOUSE

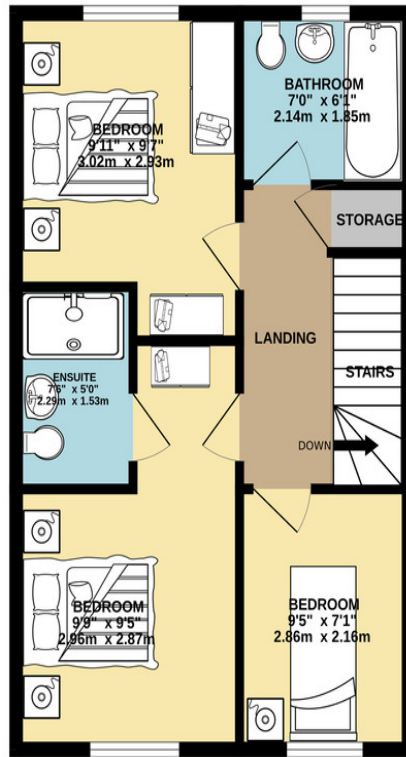
SERVICES: MAINS



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		