

**4 Bedroom(s), Detached House, Freehold**

**Foxglove Drive, Auckley.**



- 3D Virtual Tour Available
- Four Bedrooms En Suite To Master
- Lounge And Snug
- Family Bathroom
- Beautiful Rear Enclosed Garden Benefiting From All Day Sun

- Stunning Detached Family Home
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C And Utility
- Popular Location
- Garage & Driveway Allowing For Off Road Parking

**£345,000**

**Reduced**

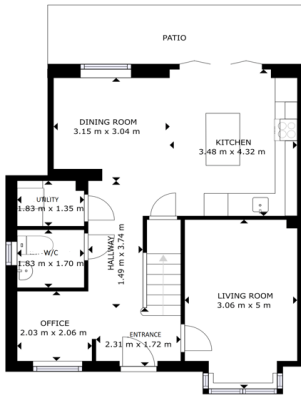
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... New build property with everything brand new very spacious kitchen diner, and 4 king size bedrooms, oversize garage and double car drive, with a landscaped garden, the property is ready to move in with no work required.

## Ground Floor

### Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR: 43.29 sq. m. FLOOR: 40.14 sq. m.  
TOTAL: 83.43 sq. m.

FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL FIGURES MAY VARY.



## Kitchen Diner



## Lounge



## Snug



## Utility Room

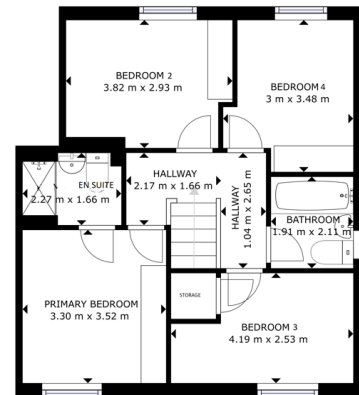


## Ground Floor W/C



## First Floor

## Floor Plan



GROSS INTERNAL AREA  
 SECOND FLOOR: 62.29 SQ. METERS  
 GROUND FLOOR: 62.29 SQ. METERS  
 TOTAL: 124.58 SQ. METERS  
(GROSS AREA EXCLUDES PORCHES AND TERRACES, NET AREA)



## Master Bedroom



## En Suite





**Second Bedroom**



**Third Bedroom**



**Fourth Bedroom**



**Family Bathroom**



**External**

**Front Aspect**



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - November 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - November 2022

Boiler Location - Utility room

Approximate Electrical System Installation Date - November 2022

Approximate Electrical System Test Date - November 2022

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been





and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 