

£315,000
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

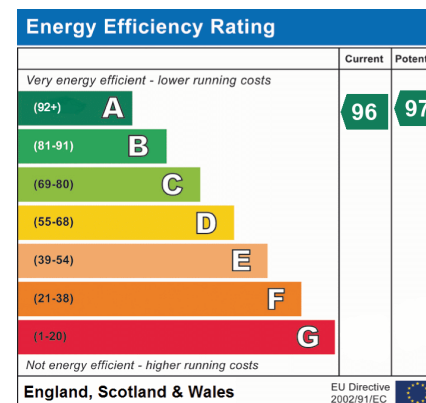


Features

- 'A' Rated Energy Performance Certificate
- Nearly New Home On This Popular Development
- Enviably Positioned Backing On To Open Countryside
- Entrance Hall & Cloakroom
- Dual Aspect, Open Plan Kitchen/Dining/Living Room
- 2 Double Bedrooms With Fitted Wardrobes
- En Suite Shower Room & Main Bathroom
- Enclosed West Facing Rear Gardens
- 2 Parking Spaces
- Solar Panels

Summary of Property

This nearly new two bedroom semi detached house, is one of only two properties currently available on the popular Parish Brook development on the Western edge of town. Immaculately presented, this particular example benefits an 'A' rated EPC and solar panels plus a number of upgrades on the original specification. Idyllically located on the edge of the development, the property enjoys and glorious West facing aspect to the rear and far reaching views over adjoining farmland and beyond and is well placed for access to local shops and public transport links. Arranged over two floors the accommodation briefly comprises; Entrance Hall, Cloakroom, Open plan Kitchen/Dining /Living Room, principle Bedroom with fitted wardrobes and En Suite Shower Room, a second double Bedroom with fitted wardrobes and main Bathroom. Outside, there are well tended, private gardens to the rear and driveway parking for two vehicles to the front.



Room Descriptions

Entrance Hall

Entered via composite double glazed door. Door to Kitchen area and Cloakroom. Wood effect laminate flooring.

Cloakroom

Fitted with a white suite comprising: pedestal wash basin with mixer tap and low level W.C. Laminate flooring, radiator and extractor.

Open Plan Kitchen/Dining/Sitting Room

29' 1" x 13' 0" (8.86m x 3.96m)

Kitchen Area

Fitted with a range of wall and base units with square edge work surfaces over. Built in electric oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Space for washing machine. Cupboard housing "Ideal" combi boiler. UPVC double glazed window to front. Laminate flooring throughout.

Dining/Sitting Area

Stairs rise to first floor accommodation with large storage cupboard below. Radiator. UPVC double glazed French doors with opening windows either side, leading to the enclosed garden with far reaching views.

First Floor Landing

Loft access. Doors to both Bedrooms and Family Bathroom.

Bedroom One

13' 5" x 13' 0" (4.09m x 3.96m)

A range of fitted wardrobes. Radiator. Two UPVC double glazed windows to front. Door to En-Suite Shower Room

En-Suite Shower Room

Tiled and fitted with a white suite comprising: shower quadrant with thermostatic shower, pedestal hand wash basin with mixer taps and low level W.C. Vinyl floor covering. Radiator and extractor fan.

Bedroom Two

13' 0" x 8' 8" (3.96m x 2.64m)

A range of fitted wardrobes. Radiator and UPVC double glazed window overlooking adjoining farmland and open countryside.

Family Bathroom

Partly tiled and fitted with a white suite comprising: panel bath with mixer taps and shower attachment over, pedestal hand wash basin with mixer taps and low level W.C. Vinyl floor. Radiator and extractor fan.

Rear Garden

Fully enclosed by timber panel fencing, this charming garden that enjoys a west facing aspect, is predominately laid to lawn and paved patio with side path leading to gated access at the front. Timber shed.

Frontage

Laid to a Tarmac driveway providing off street parking for two vehicles.

Tenure, Council Tax Band & Service Charge

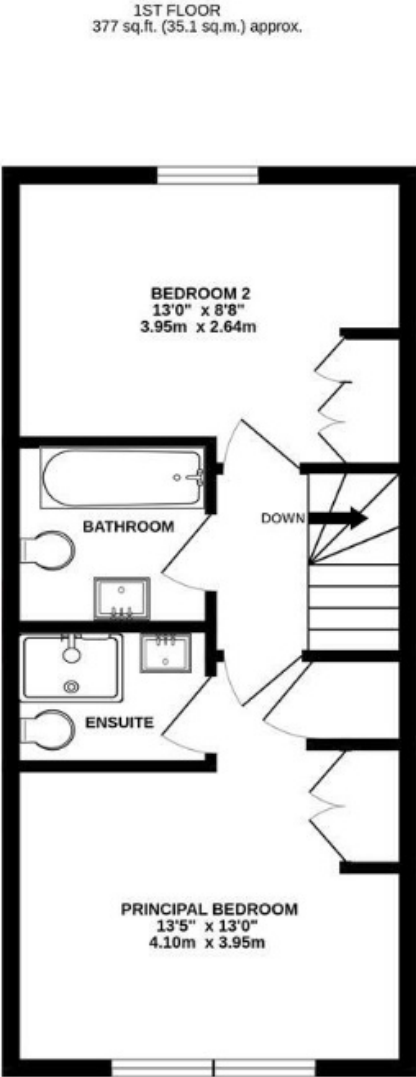
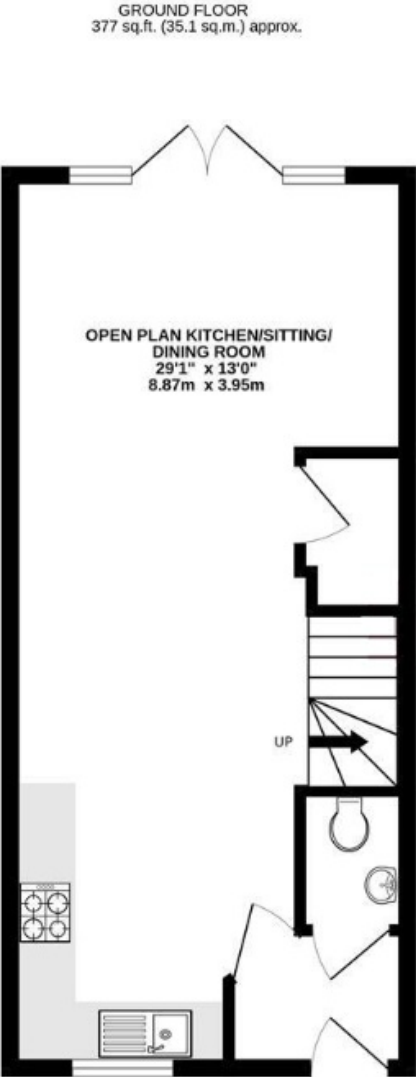
Tenure: Freehold

Council Tax Band: B

There is a communal charge paid by houses within the development for upkeep and maintenance of communal areas. The cost is £233.45 per annum.



Floorplan



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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.

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