



| Country                   | Current | Previous |
|---------------------------|---------|----------|
| United Kingdom            | 85      | 93       |
| England, Scotland & Wales | 85      | 93       |
| EU (average)              | 85      | 93       |

**Peter & Lane**  
PARTNERS  
—EST 1990—

The floor plan for the second floor features four bedrooms and a central bathroom. **Bedroom 3** (top right) is a large rectangular room. **Bedroom 2** (bottom right) is a large rectangular room containing a bathroom with a toilet and a sink. **Bedroom 4** (bottom left) is a large rectangular room. **Master Bedroom** (top left) is a large rectangular room with a fireplace on the left wall and a closet. A central hallway connects the bedrooms and includes a staircase labeled 'Dn' (down) with an arrow pointing down. The hallway also features a door with a cross symbol, likely a closet or linen closet. The overall layout is symmetrical around the central hallway.

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- Detached Redrow Built Family Home
- Beautifully Arranged Rear Garden
- Single Garaging
- Desirable Estate Location

- En Suite And Dressing Room To Principal Bedroom
- High Standard Of Presentation Throughout
- Ample Off Road Parking
- Generous overall proportions in excess of 1700 sq ft



**Suspended Entrance Canopy Over**

Glazed composite panel door to

**Reception Hall**

Karndean flooring, radiator, stairs to first floor, understairs storage cupboard.

**Sitting Room**

14' 5" x 12' 3" (4.39m x 3.73m)

UPVC window to front elevation with custom fitted window shutters, radiator, TV point, telephone point.

**Study**

10' 3" x 9' 6" (3.12m x 2.90m)

UPVC window to front aspect with custom fitted window shutters, radiator.

**Kitchen/Breakfast Room**

23' 4" x 11' 1" (7.11m x 3.38m)

A light, open plan contemporary space with UPVC window and French doors to garden terrace to the rear, fitted in a quality range of base and wall mounted cabinets with complementing quartzite work surfaces, drawer units and pan drawers, single drainer sink unit with directional mono bloc mixer tap, recessed lighting, under unit lighting, a selection of integrated appliances incorporating automatic dishwasher, double electric oven, fridge freezer, integral gas hob with suspended stainless steel extractor fitted above, Karndean flooring.

**Utility Room**

11' 1" x 5' 10" (3.38m x 1.78m)

Fitted in a range of base and wall mounted units with complementing work surfaces and tiling, inset sink unit with mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, door to garden aspect, UPVC window to side, radiator, Karndean flooring.

**Cloakroom**

Fitted in a two piece contemporary white suite comprising low level WC, suspended wall mounted wash hand basin with mixer tap, extensive ceramic tiling, UPVC window to side aspect, extractor, Karndean flooring.

**First Floor Galleried Landing**

Access to insulated loft space, airing cupboard housing pressurised water system, window to front aspect.

**Principal Bedroom**

12' 3" x 10' 6" (3.73m x 3.20m)

Incorporating **Dressing Area** UPVC window to front aspect with fitted custom shutters, extensive wardrobe range with hanging and storage.

**En Suite Shower Room**

Fitted in a three piece contemporary white suite comprising low level WC, suspended wall mounted wash hand basin, under-lit vanity wall mirror, heated towel rail, walk-in oversized shower enclosure with independent shower unit fitted over with multi head shower unit, extensive tiling, vinyl floor covering, extractor.

**Bedroom 2**

13' 7" x 10' 4" (4.14m x 3.15m)

UPVC window to rear elevation with fitted custom shutters, wardrobe with hanging and storage, radiator.

**Bedroom 3**

12' 1" x 10' 4" (3.68m x 3.15m)

UPVC window to front aspect with custom fitted shutters, wardrobe range with hanging and storage, radiator.

**Bedroom 4**

11' 3" x 9' 6" (3.43m x 2.90m)

UPVC window to rear aspect, radiator.

**Family Bathroom**

Fitted in a three piece contemporary white suite comprising low level WC with suspended wall mounted wash hand basin with mixer tap, panel bath with independent shower unit fitted over, UPVC window to garden aspect, LVT flooring, heated towel rail and full ceramic tiling.

**Outside**

The gardens are pleasantly arranged and landscaped with an extensive stocked frontage with prepared borders. The driveway gives provision for up to three vehicles accessing the **Single Garage** with single up and over door, power and lighting, there is also an EV charging point. The rear garden is beautifully arranged and landscaped with timber sleeper constructed planters, areas of paving, a pleasant covered seating area, outside tap, lighting and power. The garden is enclosed by mixed boundaries and offers a reasonable degree of privacy.

**Agents Note**

The property is subject to a private Management Charge of approximately £380.00 per annum.

The property is a Redrow 'Harrogate'. The new variant of this design is currently on the market with REDROW at a guide price starting from £560,000.

**BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Tenure**

Freehold

Council Tax Band - E

