

5 Bedroom(s), Detached House, Freehold

St Peters Heights, Edlington.



- 3D Virtual Tour Available
- Detached Family Home
- Utility Room
- Family Bathroom
- Double Garage and Block Paved Driveway

- Five Bedrooms En Suite To Two
- Modern Kitchen Diner
- Lounge And Dining Room
- Ground Floor Cloakroom
- South Facing Rear Enclosed Garden

£429,950
Reduced

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- We purchased this property new in 2006 and the 4 main points for us were: St Peter's Heights is a thoughtfully planned development of 14 stone built four & five bedroom luxury homes set on the outskirts of Edlington with stunning views of open countryside. This property boasts an attractive, spacious rear garden that has the luxury of being south-facing! The size of the house having a large footprint over 2 floors designed for good living for a large family. Beautiful lounge with bay window, stunning fitted kitchen with separate breakfast area and utility room. Luxury master bedroom with en-suite and guest bedroom also with en-suite. Our rear garden has beautiful open views of the countryside, with additional land to the back measuring approximately 1200 square feet also included in the sale of the property. Schools are nearby and have good Ofsted reports. Shops and supermarket nearby. There are good motorway networks and Plenty of countryside walks.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 66.94; FLOOR 2: 102.12
TOTAL: 169.06

SIZES AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entrance Hall



Kitchen Diner



Utility Room



Lounge



Dining Room

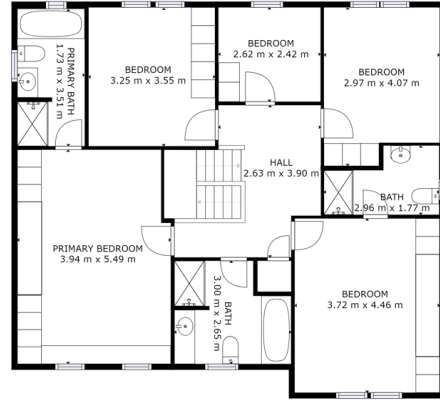


Ground Floor Cloakroom



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 84 m²; FLOOR 2: 142 m²
 TOTAL: 226 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom



En Suite



Third Bedroom



Fourth Bedroom

Second Bedroom



Fifth Bedroom



En Suite



Family Bathroom



External

Front Garden



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £900

Average Annual Gas Bills - £700

Average Annual Water Bills - £400

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New boiler 2018

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2006

Boiler Location - Garage

Approximate Electrical System Installation Date - 2006

Approximate Electrical System Test Date - 2006

Fires/Heaters - Gas

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



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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	