

4 Bedroom(s), Detached House, Freehold

Orion Way, Woodfield Plantation.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner and Utility Room
- Ground Floor W/C
- Family Bathroom
- Garage and Driveway Allowing for Multiple Cars to Park

- Stunning Detached Family Home
- Lounge
- Four Bedrooms En Suite to Master
- Rear Enclosed Garden With Summer House and Patio Area
- Desirable Location

£385,000
For Sale

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... This property is found in a Cul-de-sac position and benefits from air conditioning fitted in two bedrooms, Fire doors fitted, and is very well insulated. There is large log cabin with electricity and air conditioning in rear garden, parking off road for three cars, within walking distance to schools and local shops and in quiet area friendly neighbourhood.

Ground Floor

Floor Plan



FLOOR 1



DETAILED INTERNAL AREA
FLOOR 1: 15.00 SQ METERS (161 SQ FT)
EXCLUDED AREAS: PORCH: 7.50 SQ METERS (81 SQ FT) BACK PORCH: 2.70 SQ METERS (29 SQ FT)
TOTAL: 25.20 SQ METERS (272 SQ FT)
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Matterport

Entrance Hallway



Kitchen Diner



Utility Room



Lounge



Landing



Ground Floor W/C

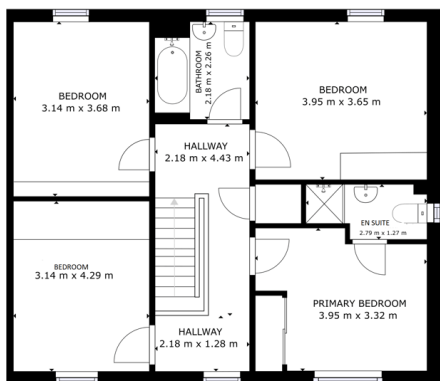


Master Bedroom With En Suite



First Floor

Floor Plan



UNLESS OTHERWISE STATED, ROOMS ARE MEASURED TO THE FACE OF THE WALLS. INCLUDED AREAS: PARKING 17.00m², DRIVE 18.00m², BALCONY 27.70m². TOTAL 188.74m². ALL ROOMS MEASURED TO FACE UNLESS STATED OTHERWISE. © 2024 THE PROPERTY HIVE

Matterport



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden and Summer House



Property Information

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - £1260
 Average Annual Gas Bills - £650
 Average Annual Water Bills -



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

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2015

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2015

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2015

Approximate Electrical System Test Date -

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

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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+) A | | 92 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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 |  |