

4 Bedroom(s), Detached House, Freehold

Elwin Court, Woodfield Plantation.



- 3D Virtual Tour Available
- Kitchen Diner
- Conservatory
- Integral Garage and Driveway allowing for Two Cars to Park
- Popular Location Close to Amenities and Motorway links

- Spacious Detached Family Home
- Two Reception Rooms
- Four Bedrooms En Suite to Master
- Front and Rear Gardens
- Ground Floor W/C

£300,000
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... Set at end of cul de sac this family home isn't overlooked at the rear. I love the estate as it's walking distance to a row of local shops, pub, bus stop & Tesco superstore . I love the space my property provides too. It's only 10 mins drive into city centre & very handy for Morrisons ,Lakeside shopping outlet & walking round the nice lake. Also with easy access to major trunk roads.

Ground Floor

Floor Plan



GROUND FLOOR AREA
GROUND FLOOR AREA: 12.0m x 12.0m (12.0m x 12.0m)
EXCLUDED AREA: GARAGE: 2.2m x 1.1m (2.2m x 1.1m)
TOTAL: 12.0m x 12.0m

Matterport

Kitchen Diner



Lounge



Sitting Room/Dining Room



Conservatory



Ground Floor W/C



First Floor

Floor Plan

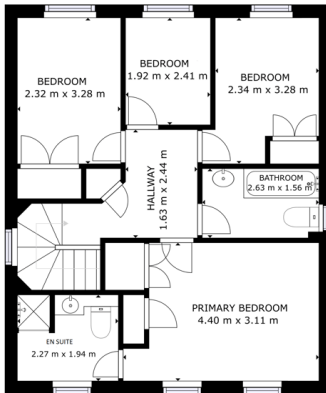


FIGURE 1: FLOOR PLAN
 DIMENSIONS IN METRES
 EXCLUDING GARAGE 22.81 m x 10.77 m, PERCH 2.34 m x 1.04 m, TOTAL 34.44 m²
 DIMENSIONS IN FEET
 EXCLUDING GARAGE 75.00 m x 35.30 m, PERCH 7.68 m x 3.43 m, TOTAL 1137.00 sq ft
 DIMENSIONS IN SQUARE FEET
 EXCLUDING GARAGE 1137.00 sq ft, PERCH 117.00 sq ft, TOTAL 1254.00 sq ft



Third Bedroom



Fourth Bedroom



Master Bedroom with En Suite



Family Bathroom



Second Bedroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Approx 2000- New boiler installed Approx. 4-5 years

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2000

Boiler Location - In garage

Approximate Electrical System Installation Date - 2000

Approximate Electrical System Test Date - 2007

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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 tested 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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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	