

**4 Bedroom(s), Detached House, Freehold**

**Avro Way, Blaxton.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner and Utility Room
- Four Double Bedrooms Two with En Suites
- Integral Garage and Driveway Allowing for Off Road Parking
- EV Charging Point

- Stunning Detached Family Home
- Ground Floor W/C
- Spacious Family Bathroom
- South Facing Rear Enclosed Garden
- CCTV & Hikvision Doorbell

**£425,000**

**Reduced**

*Book your viewing today* Tel: 01302 247754

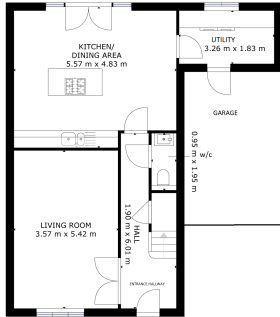


## Owner's View

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... Beautifully presented, spacious 4 bedroom family home positioned in a quiet & peaceful village location. Generous south facing garden, large spaces for dining and entertaining with additional high spec smart home features

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 65.11 m<sup>2</sup> FLOOR 2: 84.44 m<sup>2</sup>  
TOTAL: 149.55 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY.



## Kitchen Diner



## Entrance Hallway



## Utility Room



## Lounge



## Ground Floor W/C

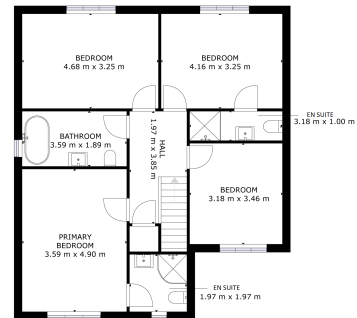


## First Floor

## Landing



## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 133 m<sup>2</sup> FLOOR 2: 84 m<sup>2</sup>  
TOTAL: 147 m<sup>2</sup>

MEASUREMENTS TAKEN FROM ARCHITECTURAL DRAWINGS. ACTUAL MAY VARY.

 Matterport



## Master Bedroom With En Suite



## Second Bedroom With En Suite



## Third Bedroom



## Fourth Bedroom





## Family Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Fibre Broadband - Wired to the property.

Water Meter - Yes

Average Annual Electricity Bills - £2000

Average Annual Gas Bills - £2500

Average Annual Water Bills - £804

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2021

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - late 2020 - early 2021

Boiler Location - Garage

Approximate Electrical System Installation Date - late 2020- early 2021

Approximate Electrical System Test Date - late 2020 - early 2021

Fires/Heaters - None

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





# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

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+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>93</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	