



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	85	
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



This spacious, nearly new home occupies a peaceful position on the popular Netherton Grange development on the Western edge of town, and is perfectly placed for access to local schools, shops, sports facilities and nearby open countryside. Situated opposite an open green, this house enjoys an idyllic, established setting. With a balance of a ten year NHBC guarantee in place and vast upgrades throughout, this home is an exceptional example of the "Byford" design. With family living in mind, the generous accommodation is arranged over two floors and briefly comprises; Entrance Hall, Sitting Room, Kitchen/Dining Room, Cloakroom, Principal Suite With En-Suite Shower Room, Two further Bedrooms and Family Bathroom. Outside, there are well tended gardens to the rear, garage with power connected. Offered for sale with No Onward Chain.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via composite double glazed door. Stairs rise to first floor accommodation with storage cupboard below. Karndean flooring. Door to Sitting Room.

### Living Room

13' 9" x 13' 0" (4.19m x 3.96m)

UPVC double glazed window to front and radiator. Karndean flooring and door to Kitchen/Dining Room.

### Kitchen/Dining Room

16' 7" x 9' 4" (5.05m x 2.84m)

Fitted with a range of gloss wall and base units with quartz work surfaces over. Inset one and a half stainless steel sink and drainer with mixer tap over. Built in electric double oven, electric hob and extractor over. Integrated fridge freezer, washing machine and slimline dishwasher. Cupboard housing tumble dryer and door to Utility Room. Karndean flooring and radiator. UPVC double glazed window and French doors to rear.

### Cloakroom

Tiled and fitted with a white suite comprising; pedestal hand wash basin with mixer tap and low level W.C. Karndean flooring and extractor fan. Radiator.

### First Floor Landing

Loft access. Doors to all Bedrooms and Family Bathroom. Radiator.

### Master Bedroom

10' 11" x 9' 9" (3.33m x 2.97m)

Double fitted wardrobes. UPVC double glazed window to front and radiator. Door to En-Suite Shower Room.

### En Suite Shower Room

Tiled and fitted with a white suite comprising; shower unit with thermostatic shower over, ceramic pedestal hand wash basin with mixer tap and low level W.C. Tiled floor and extractor fan. UPVC double glazed frosted window to front and heated towel rail.

### Bedroom 2

9' 3" x 9' 2" (2.82m x 2.79m) to wardrobe fronts.

Double fitted wardrobes. UPVC double glazed window to rear and radiator.

### Bedroom 3

12' 8" x 7' 0" (3.86m x 2.13m)

UPVC double glazed window to rear and radiator.

### Family Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

Tiled and fitted with a white suite comprising; panel bath with mixer tap and thermostatic shower attachment over, vanity unit with inset basin with mixer tap and low level W.C. Tiled floor. Heated towel rail and extractor fan.

### Rear Gardens

Fully enclosed by brick wall and timber panel fencing with gated access to front. Paved patio adjoins the property, with steps descending to laid to lawn. Further patio and gravel area. Well stocked beds and shrubs. Outside light and tap.

### Front Gardens

### Tenure and Council Tax Band

Tenure: Freehold

Council Tax Band: C

