

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

**Orion Way, Woodfield Plantation.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner and Utility Room
- Spacious Lounge
- Modern Family Bathroom Suite
- Garage And Driveway Allowing For Off Road Parking

- Stunning Detached Family Home
- Ground Floor W/C
- Four Bedrooms En Suite to Master
- Generous South East Facing Rear Enclosed Garden
- EV Charging Point

**£395,000**  
**For Sale**

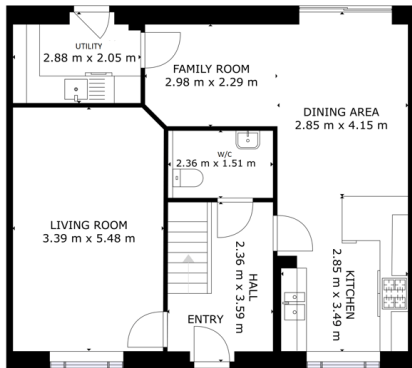
*Book your viewing today* Tel: 01302 247754

## 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 in a quiet location as there is no road access to the front of the property. We are the end property next to urban green space, owned by the local government, so the only people that come to the front of the property actually come here to visit us as there is no right of access down the side of the property. The drive, garden and garage are accessed from the rear of the property located on Carina drive. It has a south/south east facing garden so gets the sun all day. It is close to local amenities (located in between Tesco and Morrisons and both are walkable). Easy access to motorway links and 5 minutes from the city centre.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 66.47 m<sup>2</sup>, FLOOR 2: 7.20 m<sup>2</sup>  
TOTAL: 73.67 m<sup>2</sup>

Matterport

### Open Plan Kitchen Diner



### Lounge



## Utility Room



## Master Bedroom With En Suite



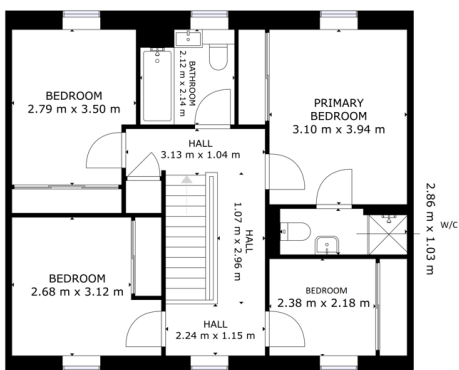
## Ground Floor W/C



## Bedroom

## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 64 m<sup>2</sup>, FLOOR 2: 70 m<sup>2</sup>  
TOTAL: 134 m<sup>2</sup>

Matterport



## Bedroom



## Bedroom



## Bathroom



## External

### Front Aspect



## Rear Garden



## Garage and Driveway



## 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 (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

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 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+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	