

4 Bedroom(s), Detached House, Freehold

Cutter Lane, New Rossington.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor Utility Room and W/C
- Four Bedrooms En Suite to Master
- Garage And Driveway Allowing for Off Road Parking

- Detached Executive Family Home
- Spacious Lounge
- Study
- Family Bathroom

£320,000
For Sale

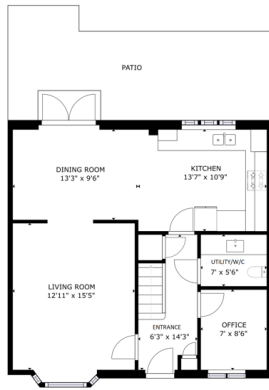
Book your viewing today Tel: 01302 247754

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 is a lovely spacious house in a great neighbourhood, close to amenities and motorway links.

Ground Floor

Floor Plan



GROUND INTERNAL AREA
 FLOOR: 1180 SQ. FT. (109.2 SQ. METERS)
 EXTERNAL AREA: 1000 SQ. FT. (92.9 SQ. METERS)
 TOTAL AREA: 2180 SQ. FT. (202.1 SQ. METERS)



Utility Room and Ground Floor W/C



Lounge

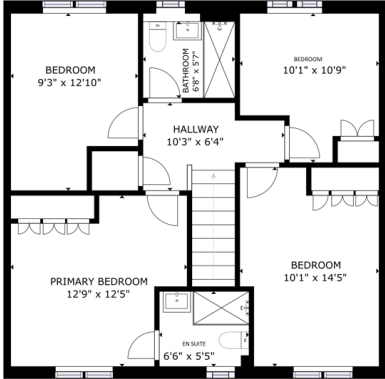


First Floor

Open Plan Kitchen Diner



Floor Plan



0000 INTERNAL AREA
FLOOR FINISH: 1000 x 1000 x 1000
EXCLUDED: BALCONY, TERRACE, PATIO
COURTYARD, DRIVEWAY



Bedroom



Bedroom



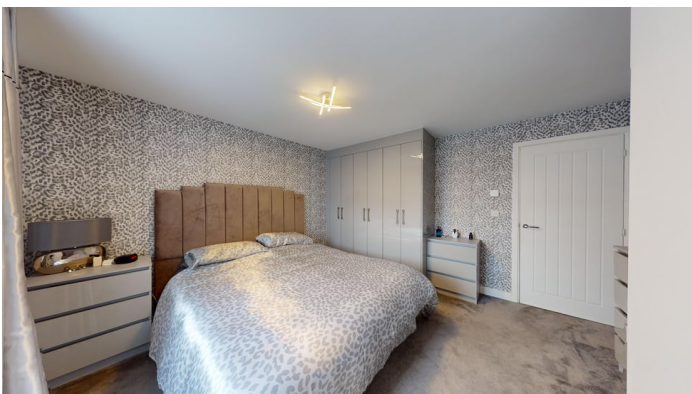
Bedroom



Family Bathroom



Master Bedroom With En Suite



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 - 2019

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2019

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - New Build house 2019

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+) A		94
(81-91) B	85	
(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	