





- Semi Detached House
- Double Length Drive
- Ground Floor WC
- Sought After Location
- Freehold
- Three Bedrooms
- Open Aspect To The Front
- Enclosed Rear Garden
- MUST BE VIEWED
- Council Tax Band C





** Video Tour on our YouTube Channel | <https://youtu.be/Ht-6jNSvAD4> **

THREE BEDROOMS | GROUND FLOOR WC | DOUBLE LENGTH DRIVE

Jan Forster Estates are pleased to welcome to the market this modern three bedroom semi detached home with unspoiled views to the front.

The property is located within the popular Great Park and will appeal to a variety of buyers. The Location provides easy access to excellent transport links including the A1 motorway, along with local amenities and well-regarded schools.

The property briefly comprises:- entrance hall with ground floor WC, bright and airy lounge diner with French doors onto the rear garden, kitchen with stylish fitted wall and floor units along with an integrated hob and double oven, integrated dishwasher, integrated washer/dryer and integrated fridge-freezer.

There are three spacious bedrooms to the first floor, there is also a modern three piece family bathroom with shower over the bath. The property benefits from gas central heating and double glazing. Externally there is a double length drive offering off street parking to the front and an enclosed rear garden with patio area, ideal for alfresco entertaining.

For more information and to book your viewing please call our sales team on 0191 236 2070.

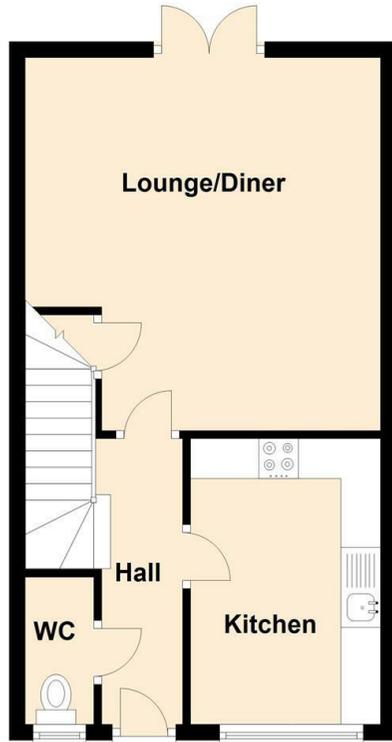
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

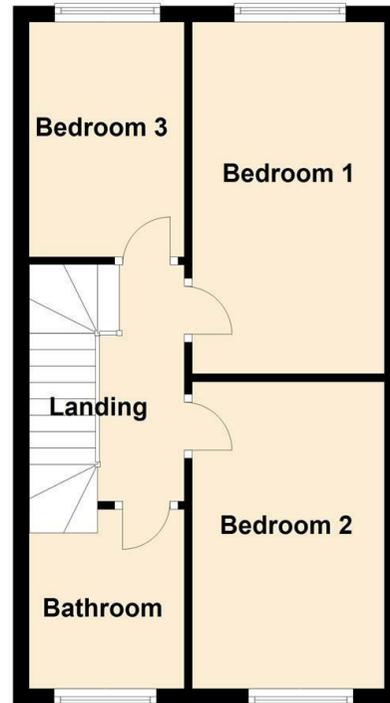
Council Tax band *C*



Ground Floor



First Floor



Lounge Diner 14'4" x 14'3" (4.38 x 4.36)

Kitchen 11'0" x 7'3" (3.37 x 2.23)

Bedroom One 13'7" x 7'10" (4.15 x 2.40)

Bedroom Two 11'10" x 7'10" (3.61 x 2.40)

Bedroom Three 9'1" x 6'1" (2.77 x 1.87)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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