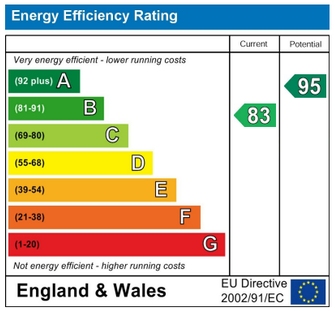
DIRECTIONS

Sat Nav: PE30 3FD



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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ENTRANCE HALL
Decorative tiled flooring, double radiator, leading to all rooms and under stair storage cupboard.

KITCHEN DINER 20'8 x 9'2 (6.30m x 2.79m)
Range of wall, base and drawer units with work top over. Integrated electric oven and gas hob, space and plumbing for dishwasher and washing machine. Decorative tiled flooring, double radiator, French doors to rear garden, dual aspect windows to side and front.

CLOAKROOM
Decorative tiled flooring, double radiator, obscured window to side aspect. W.C, wall-mounted hand wash basin with splashback tiles.

LOUNGE 16'6 x 9'5 (5.03m x 2.87m)
Fitted carpet, double radiator, dual windows to rear garden.

LANDING
Fitted carpet, loft access, window to front aspect, double radiator, leading to all rooms.

BEDROOM ONE 12'4 x 9'6 (3.76m x 2.90m)
Fitted carpet, double radiator, window to rear garden, door to en-suite.

ENSUITE 9'5 x 6'2 (2.87m x 1.88m)
Vinyl flooring, half-height surround wall tiling, W.C, Floating hand wash basin with vanity unity, Walk in shower enclosure with surround tiling. Extractor fan.

BEDROOM TWO 9'6 x 9'2 (2.90m x 2.79m)
Fitted carpet, double radiator, window to rear garden.

BEDROOM THREE 8'5 x 8'4 (2.57m x 2.54m)
Fitted carpet, double radiator, window to front aspect.

BATHROOM 8'7 x 8'2 (2.62m x 2.49m)
Three piece suite comprising of W.C, hand wash basin, bath with mixer tap over, obscured window to front aspect, double radiator, extractor fan. Vinyl flooring, stylish surround half-height wall tiling.

GARAGE
Up and over door. UPVC personnel door to side into rear garden.

FRONT OF PROPERTY
Lawned area to the front with a patio pathway to the front door. Driveway to the side providing ample parking and access to the garage.

REAR OF PROPERTY
Mainly laid to lawn with a patio area leading off of the kitchen diner. UPVC door leading into garage and a side access gate leading to driveway. Timber shed. Enclosed by wooden fencing.

IMPORTANT INFORMATION
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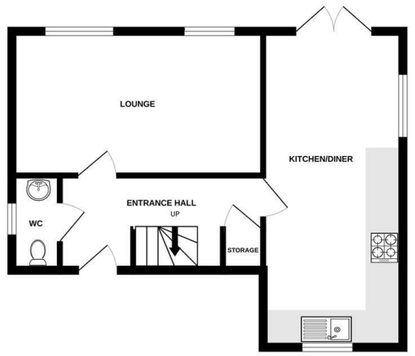
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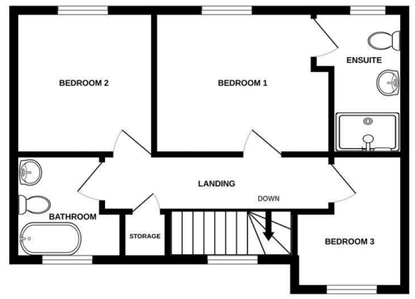
PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

Welcome to this splendid detached house located on the newly built Winter Nelis Way. This spacious and bright family home boasts three bedrooms, making it an ideal choice for families seeking comfort and room to grow. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation. The property includes a welcoming reception room, perfect for entertaining guests or enjoying family time. With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. Situated in a popular and convenient location, this home offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience. The house is well presented, showcasing modern finishes and a thoughtful layout that enhances the living experience. For those with vehicles, the property provides parking for two cars, adding to the practicality of this lovely home. Additionally, there are approximately three years remaining on the National House Building Control (NHBC) guarantee, giving you peace of mind regarding the quality and safety of your investment. In summary, this delightful detached house on Winter Nelis Way is a wonderful opportunity for anyone looking to settle in a vibrant community, a stone throw away from all amenities, while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you Dribble,
when you Piddle,
be a Sweetie
and wipe the Seatie!


Live
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