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Allard Close, Rectory Farm, NN3 5LY

£340,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

An extended family home having been modernised throughout. The accommodation comprises entrance hall, lounge, kitchen/breakfast room, family/dining room, refitted cloakroom and utility room with door to the garage to the ground floor.

Features & Utilities

- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Extended to Rear
- ✓ Refitted Kitchen/Breakfast Room
- ✓ Refitted En-Suite
- ✓ Driveway & Garage
- ✓ Enclosed Rear Garden
- ✓ Double Glazing & Gas Radiator Heating
- ✓ Refitted Downstairs Cloakroom
- ✓ Covered Seating / Entertainment Area

Property Overview

An extended family home having been modernised throughout. The accommodation comprises entrance hall, lounge, kitchen/breakfast room, family/dining room, refitted cloakroom and utility room with door to the garage to the ground floor. On the first floor there are four bedrooms, the master with fitted wardrobes and an en-suite and a family bathroom. Outside there is a driveway to the front leading to the garage and there is an enclosed garden to the rear. Further benefits include uPVC double glazing and gas radiator heating. EPC Rating: C. Council Tax Band: D.

ENTRANCE HALL

Enter via double glazed door. Amtico flooring. Stairs rising to first floor. Obscured glass panel door leading to lounge.

LOUNGE 4.22m x 3.61m (13'10" x 11'10")

Bay window to front elevation. Amtico flooring. Obscured glass panel door leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 2.82m x 4.52m (9'3" x 14'10")

Refitted with a range of wall and base level units with work surfaces over. Induction hob with extractor hood over. Fitted NEFF oven. Fitted NEFF microwave combi oven. Built-in fridge/freezer and dishwasher. Inset stainless steel sink with detachable mixer tap over. Breakfast bar. Understairs storage area. Opening into the dining area. Door leading to utility room.

UTILITY ROOM

Door leading to downstairs cloakroom. Refitted with base level units with work surface over. Space for washing and tumble dryer. Inset stainless steel sink with detachable mixer tap over. Tiled splashbacks. Tiled flooring. Obscured double glazed glass panel door leading to rear garden. Door leading to garage.

CLOAKROOM

Obscured double glazed window to side elevation. WC including sink with mixer tap over. Tiled splashbacks and flooring.

DINING/FAMILY ROOM 2.72m x 4.25m (8'11" x 13'11")

Dual aspect windows to side and rear. Double glazed French doors leading to rear garden.

FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to all rooms.

BEDROOM ONE 3.36m x 3.00m (11' x 9'10")

Window to rear elevation. Fitted wardrobes with sliding doors. Doorway to en-suite.

EN-SUITE

Obscure window to rear elevation. Chrome ladder radiator. Refitted with three piece suite comprising low level WC, wash hand basin in vanity unit and full width double shower cubicle with detachable and rain style showerhead. Tiled splashbacks. Extractor fan.

BEDROOM TWO 4.75m x 2.49m (15'7" x 8'2")

Window to front elevation. Loft access.

BEDROOM THREE 3.30m x 2.69m (10'10" x 8'10")

Window to front elevation.

BEDROOM FOUR 2.82m x 1.78m (9'3" x 5'10")

Built in storage cupboard. Window to front elevation.

BATHROOM

Obscure window to rear elevation. Chrome ladder radiator. Fitted with a three piece suite comprising low level WC, pedestal sink and panelled jacuzzi bath. Full height tiling to all walls. Extractor fan.

OUTSIDE

FRONT

Gravelled driveway providing off road parking for three vehicles leading to garage.

REAR GARDEN

Laid to patio with flag stone paving slabs. Artificial Lawned area. Gated side access. Enclosed by timber fencing. Covered Seating / Entertainment Area.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Parking, Driveway, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

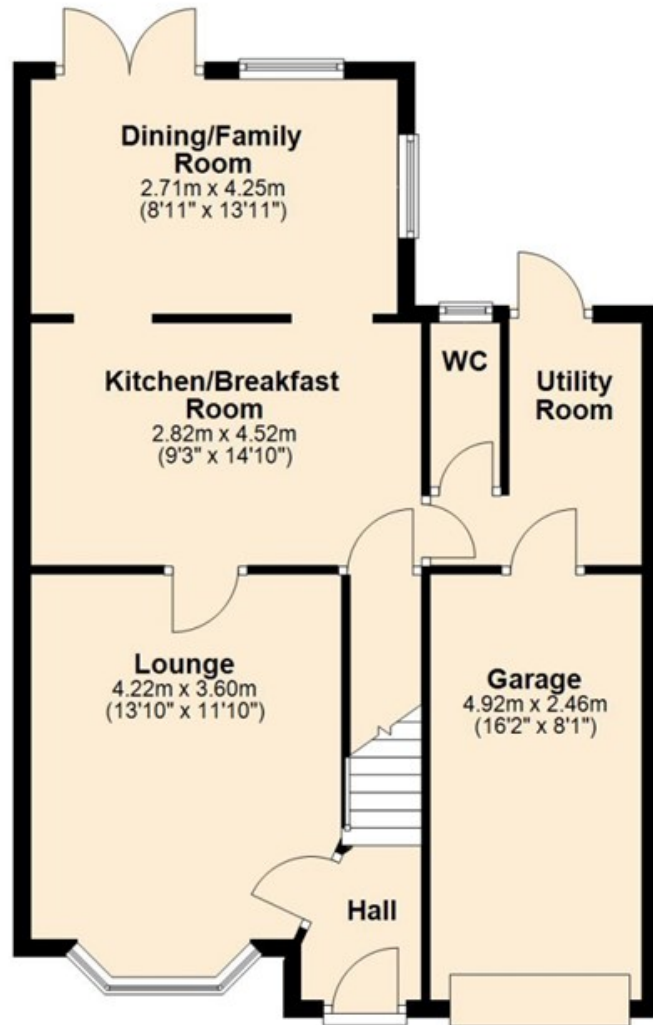
Rights and Easements – Ask Agent

AGENTS NOTES

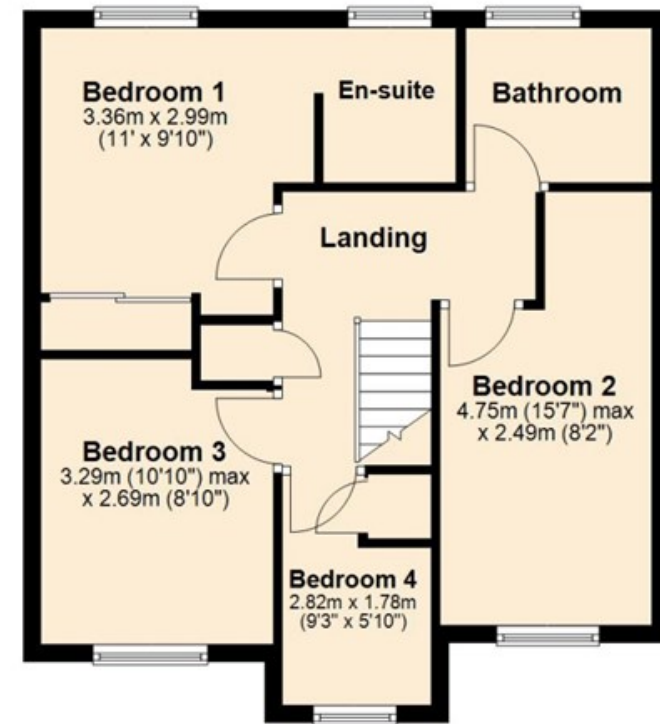
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor



First Floor





Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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