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# Beaumont Drive, Cherry Lodge, NN3 8PS

£245,000 Semi-Detached

3 1 1



**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

Jackson Grundy are delighted to bring to the market an excellently presented three bedroom semi detached property situated in a quiet cul-de-sac in the ever popular Cherry Lodge development.

## Features & Utilities

- ✓ Well Presented
- ✓ Large Garden
- ✓ Off Road Parking
- ✓ Refitted Windows/Doors
- ✓ Gas Radiator Heating
- ✓ Excellent For First Time Buyer
- ✓ Situated In A Quiet Cul-De-Sac Location
- ✓ Close To Good Road Links
- ✓ Close To Local Amenities

# Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented three bedroom semi detached property situated in a quiet cul-de-sac in the ever popular Cherry Lodge development. The property comprises entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. The rear has a large garden with decked and patio areas. Early viewings are highly recommended. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: B

## ENTRANCE HALL

Composite entrance door. uPVC double glazed windows. Door to:

## LOUNGE 4.04m x 4.22m (13'3 x 13'10)

uPVC double glazed window to front elevation. Radiator. Staircase rising to first floor landing. Double doors to:

## DINING ROOM 3.23m x 2.26m (10'7 x 7'5)

Double glazed French doors to rear garden. Radiator. Storage under stairs.

## KITCHEN 3.23m x 1.88m (10'7 x 6'2)

uPVC double glazed window to rear elevation. Wall and base units with roll top work surfaces over. Four ring gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Electric fusebox. Tiled floor. Tiling to splash back areas.

## FIRST FLOOR LANDING

Access to loft space. Doors to:

## BEDROOM ONE 3.25m x 2.77m (10'8 x 9'1)

uPVC double glazed window to front elevation. Radiator. Double and single built in wardrobes.

## BEDROOM TWO 2.90m x 2.06m (9'6 x 6'9)

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.41m x 1.98m (7'11 x 6'6)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Frosted uPVC double glazed window to side elevation. Central heated towel rail. Suite comprising low level WC, panelled bath with electric shower and sink. Roll top work surface.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway. Path to front door. Lawn with flower bed.

#### **REAR GARDEN**

Patio area. Lawn to rear. Panelled fence boundary. Shed. Gated side access.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – Ask Agent

Primary Heating Type -Gas

Parking – Ask Agent

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### **DRAFT DETAILS**

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

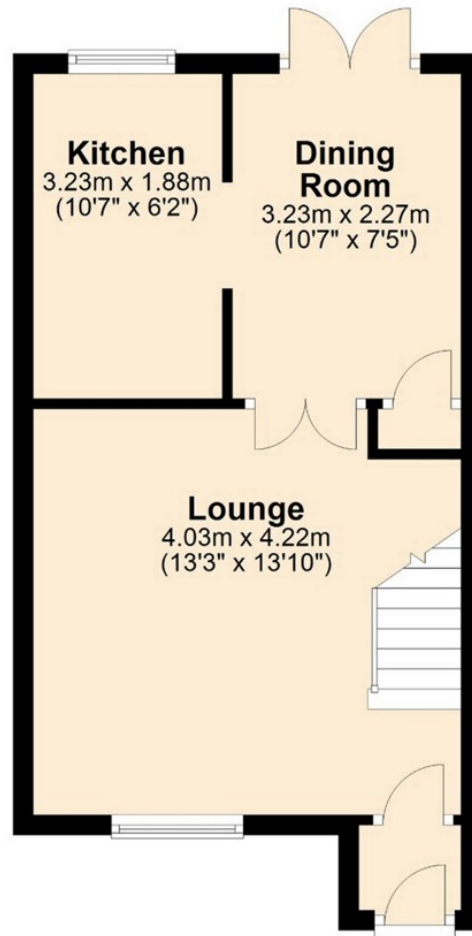
### **AGENTS NOTES**

i Viewings by appointment only through Jackson Grundy 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

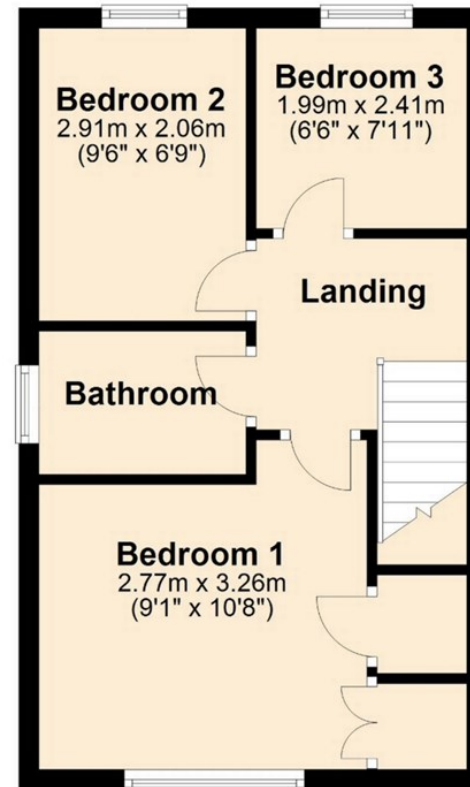
## Ground Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 64.1 sq. metres (690.3 sq. feet)



# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
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