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# Bridgewater Drive, Abington Vale, NN3 3BB

£375,000 Detached

4 2 2



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Service Award**

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Department: Sales

Tenure: Freehold



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## Property Summary

Offered to the market with no upward chain, this four bedroom detached family home is situated on a highly sought after road and presents an excellent opportunity for buyers looking to make a house their own.

## Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Garage & Driveway
- ✓ No Upward Chain
- ✓ Popular Location
- ✓ Downstairs WC
- ✓ Off Road Parking
- ✓ South Facing Garden
- ✓ EV Charging Point
- ✓ Air Conditioning



# Property Overview

Offered to the market with no upward chain, this four bedroom detached family home is situated on a highly sought after road and presents an excellent opportunity for buyers looking to make a house their own. The accommodation comprises welcoming entrance hall, spacious living room, separate dining room, kitchen and ground floor WC. To the first floor are four well proportioned bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a single garage and a good sized rear garden – perfect for families or those who enjoy outdoor space. Early viewing is highly recommended. EPC Rating: D. Council Tax Band: D

## ENTRANCE HALL

Composite entrance door with stained glass panel to side elevation. Radiator. Understairs storage cupboard. Timber stairs leading to first floor landing. Doors leading to:

## LOUNGE 3.14m x 5.11m (10'3" x 16'9")

uPVC double glazed window to front elevation. Radiator. Feature media wall with built in storage. Wood burner fireplace. Air-conditioning unit. Engineered wooden flooring. Real stone wall feature. Opening to:

## DINING ROOM 2.55m x 3.16m (8'4" x 10'4")

uPVC double glazed window to side elevation. Radiator. Engineered wooden flooring. Opening to:

## KITCHEN 3.19m x 3.16m (10'5" x 10'4")

uPVC double glazed window to rear elevation. Spotlights to ceiling. A range of wall and base units. Solid work surfaces. Integrated oven, four ring gas hob and extractor fan over. Space for further white goods. One and a half stainless steel sink and drainer. UPVC frosted glazed door leading to side aspect.

## WC

uPVC frosted window to rear elevation. Heated towel rail. Suite comprising low level WC and porcelain hand wash basin.

## FIRST FLOOR LANDING

uPVC frosted glazed window to side elevation. Storage cupboard. Access to loft space. Air-conditioning unit. Doors leading to:

#### **BEDROOM ONE 4.43m x 2.95m (14'6" x 9'8")**

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

#### **BEDROOM TWO 3.52m x 2.25m (11'6" x 7'4")**

uPVC double glazed window to front elevation. Radiator.

#### **BEDROOM THREE 3.23m x 2.59m (10'7" x 8'5")**

uPVC double glazed window to rear elevation. Radiator.

#### **BEDROOM FOUR 3.23m x 2.44m (10'7" x 8')**

uPVC double glazed window to rear elevation. Radiator. Storage cupboard.

#### **BATHROOM**

uPVC frosted glazed window to side elevation. Radiator. A modern three-piece suite comprising panelled bath with shower over, low-level WC and porcelain hand wash basin. Handheld bidet.

#### **OUTSIDE**

##### **FRONT GARDEN**

Block paved driveway for multiple vehicles. Outside lighting. EV car charging point.

##### **REAR GARDEN**

Enclosed by timber fencing to side and rear. Block paved patio area. Mainly laid to lawn. Raised flower beds. South facing outside tap. Timber side gate.

uPVC door leading to brick built shed. Timber door leading to:

#### **GARAGE 5.02m x 2.36m (16'5" x 7'8")**

Manual up and over door. Gas and electric meters. RCD consumer unit. Power and light.

#### **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 – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating, Air Conditioning

Parking – Off-street, Garage

EV Charging – Yes Private

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

Rights and Easements – Ask Agent

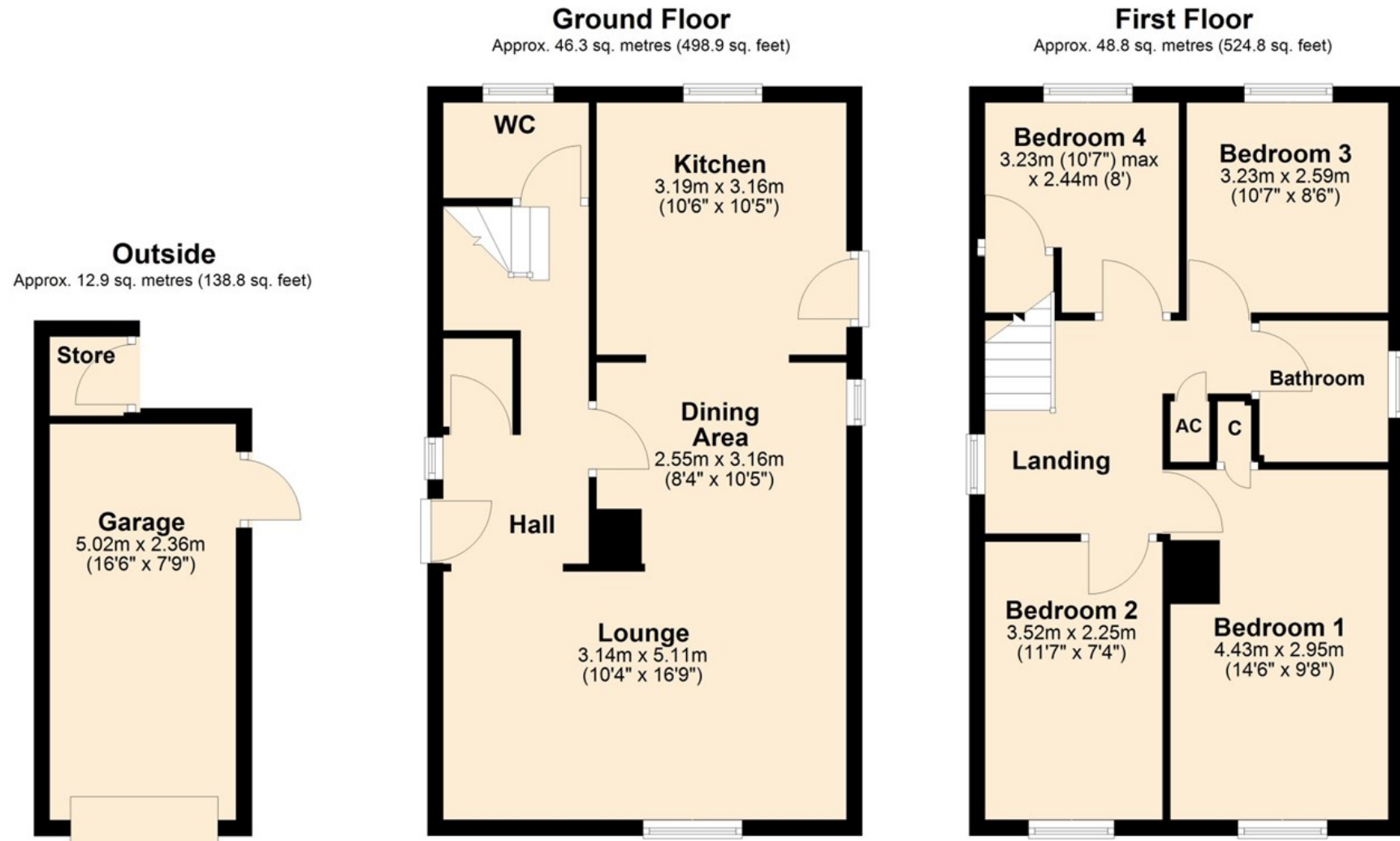
## **AGENTS NOTES**

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# Floorplan



Total area: approx. 108.0 sq. metres (1162.5 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.

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