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Broadhurst Drive, Wakes Meadow, NN3 9XB

£290,000 Link Detached House

3 1 1



Platinum Trusted Service Award

Based on service ratings over the past year

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Department: Sales

Tenure: Not Specified



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Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented and modernised three bedroom link detached family home situated at the end of a quiet cul-de-sac in Wakes Meadow.

Features & Utilities

- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Positioned at the End of a Private Drive
- ✓ Kitchen/Dining Room
- ✓ Excellent Family Home
- ✓ Early Viewings Advised



Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented and modernised three bedroom link detached family home situated at the end of a quiet cul-de-sac in Wakes Meadow. The current owners have recently refitted the kitchen/diner, utility and downstairs WC as well as the family bathroom. The rear of the property has been blocked paved making it low maintenance and the front has off road parking for at least two vehicles. The property would make an excellent family home. Please call today to arrange an internal inspection. EPC Rating: C. Council Tax: C.

ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor. Double cupboard. Double doors leading to lounge.

LOUNGE 4.22m x 3.68m (13'10" x 12'1")

uPVC double glazed window to front elevation. Radiator. Coving.

KITCHEN/DINING ROOM 3.45m x 4.72m (11'4" x 15'6")

Two uPVC double glazed windows to rear. Radiator. Base and wall mounted units. Square top work surfaces. Stainless steel bowl and drainer with mixer tap. Five ring gas hob. Extractor fan. Double oven. Tiled floor and splash backs. Storage under stairs. Dado rails.

UTILITY

Square top work surfaces. Wall held units. Radiator. Alarm panel. Timber framed door to rear. Loft hatch.

WC

Frosted uPVC double glazed window to rear elevation. Low level WC. Wall held unit. Chrome heated towel rail. Tiled floor to ceiling.

FIRST FLOOR LANDING

Doors to rooms. Loft hatch. Storage cupboard.

BATHROOM

Frosted uPVC double glazed window to rear elevation. Suite comprising panelled bath with glass screen and shower over, low level WC and wash hand basin with drawers below. Chrome heated towel rail. Tiled floor to ceiling.

BEDROOM ONE 3.48m x 2.74m (11'5" x 9')

uPVC double glazed window to rear elevation. Radiator. Built in mirrored fronted wardrobes. Coving.

BEDROOM TWO 2.90m x 2.82m (9'6" x 9'3")

uPVC double glazed window to front elevation. Radiator. Built in mirror fronted wardrobes.

BEDROOM THREE 3.38m x 1.80m (11'1" x 5'11")

uPVC double glazed window to front elevation. Radiator. Built in storage.

OUTSIDE

FRONT GARDEN

Shingle and terrace drive with path to front door.

REAR GARDEN

Block paved patio area. Surround by a metal fence recently fitted with gated rear access.

MATERIAL INFORMATION

Type – Link Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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 – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Driveway, Garage

EV Charging – Ask Agent

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, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

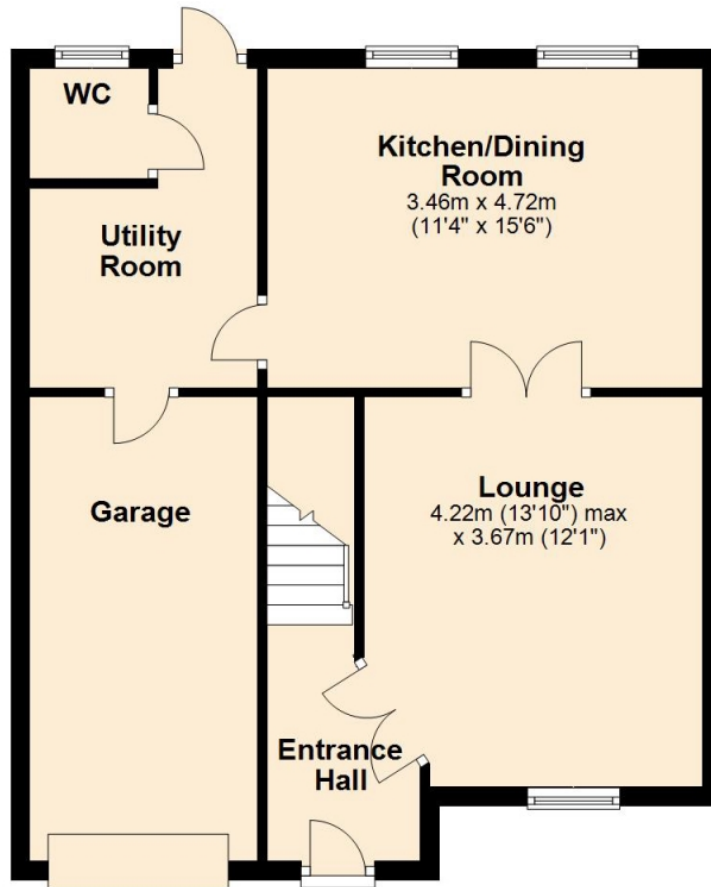
AGENTS NOTES

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

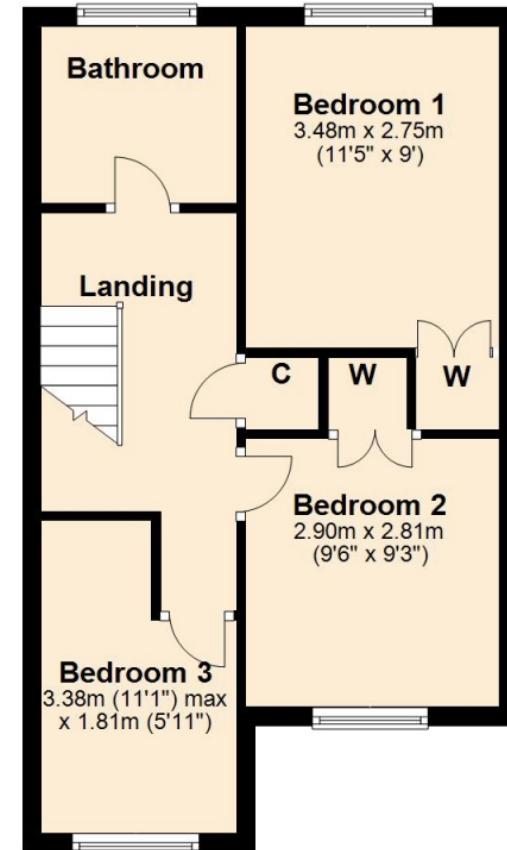
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 99.6 sq. metres (1071.9 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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