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Cottarville, Weston Favell, NN3 3ES

£370,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to bring to the market this rarely available semi detached house situated in a quiet cul-de-sac in the ever popular village of Weston Favell

Features & Utilities

- ✓ No Chain
- ✓ Three Double Bedrooms
- ✓ Extended To The Rear
- ✓ Re-Landscaped Gardens
- ✓ Utility & WC
- ✓ Off Road Parking For Three/Four Cars

Property Overview

Jackson Grundy are delighted to bring to the market this rarely available semi detached house situated in a quiet cul-de-sac in the ever popular village of Weston Favell. In brief the property comprises entrance hall, lounge, kitchen/dining room, utility room and WC. To the first floor are three bedrooms and a recently refitted bathroom. Outside, to the front there is off road parking leading to a garage. To the rear there is a re-landscaped large garden with a large patio area. The property is offered to the market with no onward chain and has been finished to a very high standard throughout. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B

ENTRANCE HALL

Karndean flooring. Stairs rising to first floor landing with cupboard under. Door to: –

LOUNGE 6.73m x 4.42m (22'1" x 14'6")

Two windows to front elevation. Vertical radiator. Exposed brick fireplace with multi fuel burner. Further fireplace to opposite wall. Karndean flooring.

KITCHEN/DINING ROOM 5.06m x 3.28m (16'7" x 10'9")

Bi-folding doors to rear garden. Window to side elevation. Fitted with a range of high quality base and wall mounted units with oak worktop surfaces. Central island with quartz worktop incorporating sink unit and seating area. Integrated appliances include two 'Neff' ovens with sliding doors, five ring gas hob with extractor over, integrated microwave, double fridge/freezer, dishwasher and full size wine chiller. Pantry with built in shelving. Silver travertine flooring with water underfloor heating.

UTILITY ROOM

Fitted with a range of base and wall mounted units with solid oak worktop surfaces incorporating one and a half bowl single drainer sink unit. Space and plumbing for a washing machine and tumble dryer.

WC

Window to rear elevation. Comprising high flush WC and wash hand basin. Fully tiled.

FIRST FLOOR LANDING

Storage cupboard. Doors to: –

BEDROOM ONE 4.37m x 3.00m (14'4" x 9'10")

Double glazed windows to front & side elevations. Radiator. Built in double wardrobe.

BEDROOM TWO 3.61m x 3.30m (11'10" x 10'10")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 3.78m x 2.44m (12'5" x 8'0")

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscure window to rear elevation. Heated towel rail. Fully tiled bathroom comprising digital bath with shower over and glass screen, WC with concealed cistern and wall mounted wash hand basin with large cosmetic surround unit. Storage cupboard.

OUTSIDE

FRONT GARDEN

Off road parking leading to a detached garage.

GARAGE

With up and over door. Dedicated consumer unit. Light connected.

REAR GARDEN

Gated side access. Substantial enclosed rear garden with a range of mature shrubs and trees. Porcelain patio wraps around the property. Summerhouse and garden shed. Outside power point and water tap.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached
Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
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 – Gas Heating
Parking – 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
Rights and Easements – Ask Agent

AGENTS NOTES

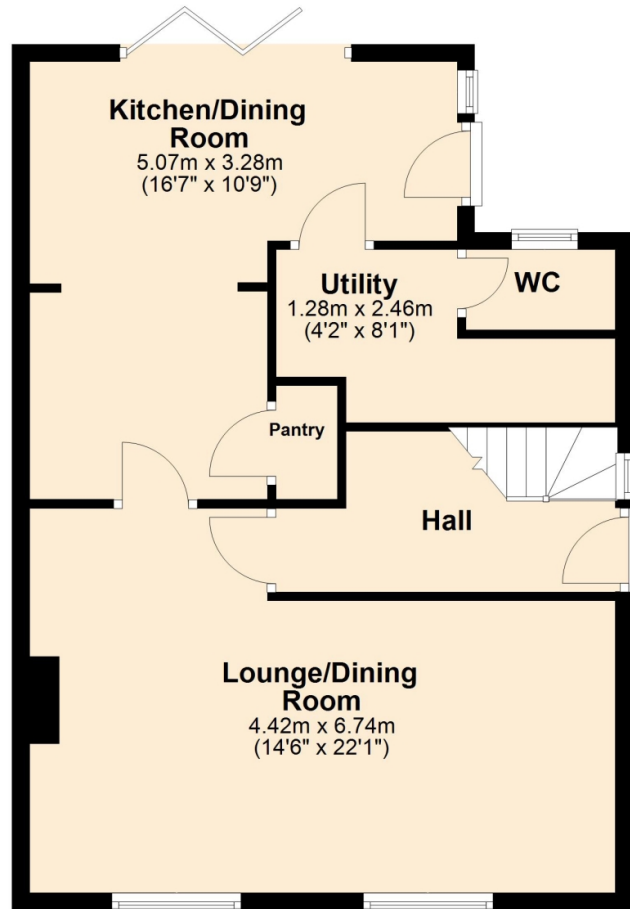
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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

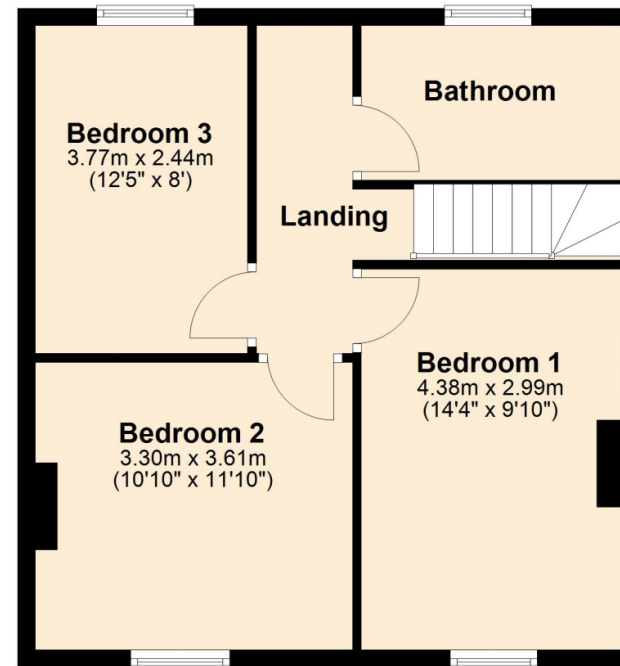
Ground Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Total area: approx. 109.4 sq. metres (1177.7 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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