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# Harmans Way, Weedon, NN7 4PB

£340,000 Detached

3 2 2



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over the past year

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Department: Sales

Tenure: Freehold







## Property Summary

Introducing to the market a spacious, well-presented three bedroom detached home with 2 en-suites & WC in the desirable village of Weedon Bec.

## Features & Utilities

- ✓ Detached
- ✓ Three Bedrooms
- ✓ Garage
- ✓ Off Road Parking for Multiple Vehicles
- ✓ WC
- ✓ Sought After Village
- ✓ Good Condition Throughout
- ✓ Front & Rear Gardens
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating

# Property Overview

Introducing to the market a spacious, well-presented three bedroom detached home in the desirable village of Weedon Bec. Benefitting from multiple off road parking, garage, enclosed rear garden. The accommodation comprises entrance hall, WC, living room, dining room, kitchen, cloakroom, three bedrooms, 2 en-suites and a family bathroom. To the front is a generous blocked paved driveway granting direct access to the garage. To the rear is a well maintained, enclosed rear garden. EPC Rating: D. Council Tax Band: C.

## PORCH

Access via UPVC double glazed door, uPVC double glazed panel to side. Tiled flooring. Access to dining room.

## DINING ROOM 3.16m x 4.23m (10'4" x 13'10")

uPVC double glazed window to front elevation. Radiator. Access to kitchen, WC and lounge. Stairs rising to first floor. Laminate flooring.

## WC

## KITCHEN 4.46m x 3.71m (14'7" x 12'2")

uPVC double glazed window to rear elevation. A range of base and eye level units. Ceramic sink with stainless steel mixer tap. Vinyl flooring. Tiling to splashback areas. Space for white goods. Single oven, hob and extractor hood over.

## LOUNGE 5.52m x 3.70m (18'1" x 12'1")

uPVC double glazed bay window. Two radiators. uPVC double glazed French doors to rear elevation.

## FIRST FLOOR LANDING

Access to bedrooms one, two, three, storage cupboard and bathroom.

## BEDROOM ONE 4.42m x 2.91m (14'6" x 9'6")

uPVC double glazed window to front elevation. Radiator. Access to en-suite.

## EN-SUITE

Low level WC, vanity sink unit and shower cubicle. Tiling to splashback areas.

### **BEDROOM TWO 2.54m x 2.54m (8'4" x 8'4")**

uPVC double glazed window to rear elevation. Radiator. Access to en-suite.

### **EN-SUITE**

Low level WC. Wall mounted wash hand basin. Shower cubicle. Tiling to splashback areas.

### **BEDROOM THREE 3.56m x 2.88m (11'8" x 9'5")**

uPVC double glazed window to front elevation. Radiator.

### **BATHROOM**

uPVC obscured double glazed window to rear elevation. Low level WC. Pedestal wash basin. Chrome heated towel rail. Tiled flooring. Walls fully tiled. Bath with shower over.

### **OUTSIDE**

### **FRONT GARDEN**

Laid to lawn. With shrubbery borders. Tree centre of lawn.

### **REAR GARDEN**

Mainly laid to lawn. Patio entertainment area. Enclosed with wooden fencing. Range of mature shrubs and bushes.

### **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 C  
EPC Rating – D  
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  
Parking – Off-street, 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

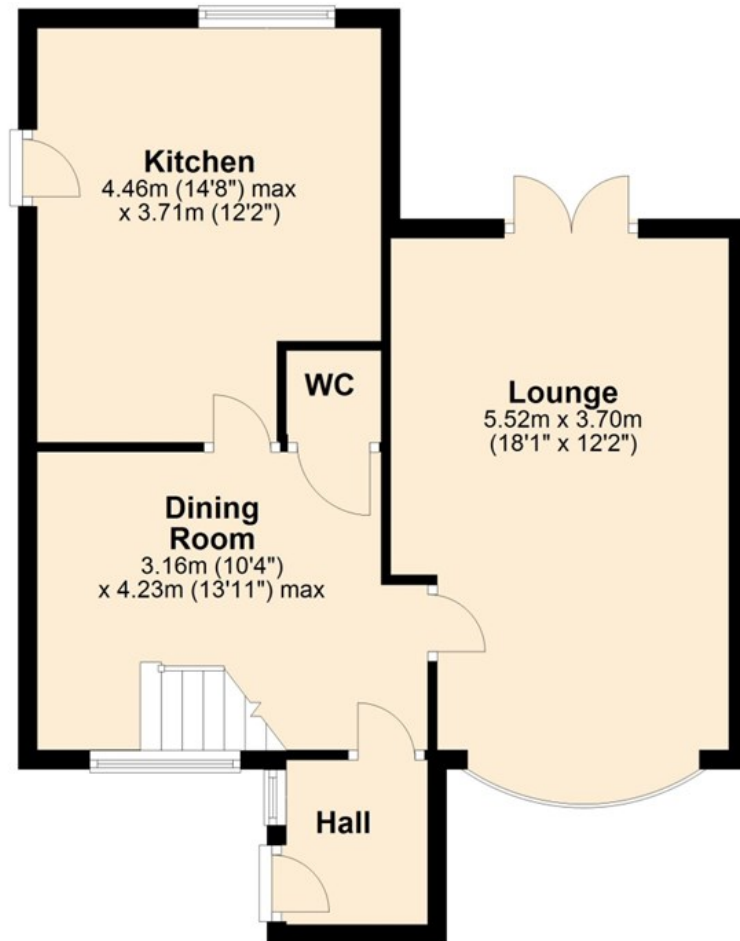
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is

marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

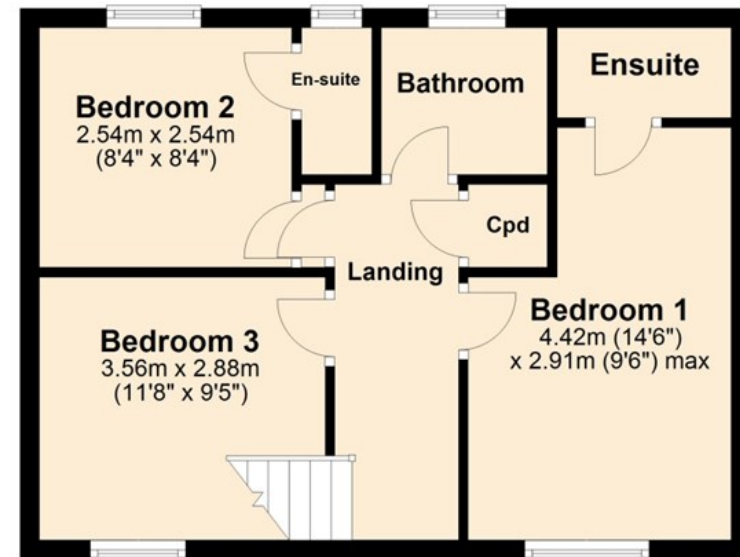
## Ground Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 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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