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Hillside Way, Weston Favell Village, NN3 3AW

£450,000 - Offers in Excess of Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A substantial four bedroom detached family home located in the sought after area of Weston Favell Village and with views of Abington Park.

Features & Utilities

- ✓ Weston Favell Village
- ✓ Abington Park Views
- ✓ Four Double Bedrooms
- ✓ Kitchen/Breakfast Room
- ✓ Shower Room
- ✓ Bathroom
- ✓ Off Road Parking
- ✓ Modern Heating System
- ✓ uPVC Double Glazing
- ✓ Close To Amenities

Property Overview

A substantial four bedroom detached family home located in the sought after area of Weston Favell Village and with views of Abington Park. The accommodation comprises entrance hall, WC, dining room, lounge, conservatory and kitchen/breakfast room. The first floor provides four double bedrooms, bathroom and shower room. The outside areas include a good size versatile garden, front garden and off road parking and garage accessed from the front and side. Please call 01604 231111. This must be viewed to be appreciated. EPC Rating: TBC. Council Tax Band: E

PORCH

uPVC double glazed entrance door. Door to:

HALLWAY

Staircase rising to first floor landing. Large storage cupboard. Modern heating.

WC

uPVC double glazed window to front elevation. Low level WC and vanity sink unit.

DINING ROOM 4.70m x 3.27m (15'5 x 10'9)

uPVC double glazed bay window to front elevation. Radiator. Gas fireplace with stone surround.

LOUNGE 3.37m x 4.66m (11'1 x 15'3)

uPVC double glazed sliding doors to rear elevation. Radiator.

CONSERVATORY 1.95m x 4.20m

uPVC double glazed window to rear elevation. Modern flooring. Radiator.

KITCHEN/BREAKFAST ROOM 4.73m x 3.38m (15'6 x 11'1)

uPVC double glazed window to rear elevation. uPVC double glazed door to side elevation. Wall and base units with work surfaces over. Space for oven, dishwasher and washing machine. Two cupboards with space for fridge freezer and tumble dryer.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space.

BEDROOM ONE 3.42m x 4.57m (11'2 x 15'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.86m x 3.42m (12'8 x 11'3)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.42m x 3.25m (11'2 x 10'8)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.44m x 2.34m (11'3 x 7'8)

uPVC double glazed windows to side and front elevations. Radiator.

SHOWER ROOM

Three piece suite comprising walk in shower with electric shower over, wash hand basin and low level WC. Tiled throughout. Towel rail.

BATHROOM

Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Towel rail.

OUTSIDE

FRONT GARDEN

Laid to lawn. Block paved driveway for two cars. Access to garage and entrance door.

GARAGE 4.04m x 2.54m (13'3 x 8'4)

Up and over door. Power and light.

REAR GARDEN

A generous size rear garden which overlooks the lake and fields of Abington park. The garden includes a patio area and is laid to lawn with shrubs and

bushes. Side access. Access to garage.

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 – No

Primary Heating Type – No

Parking – Yes

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

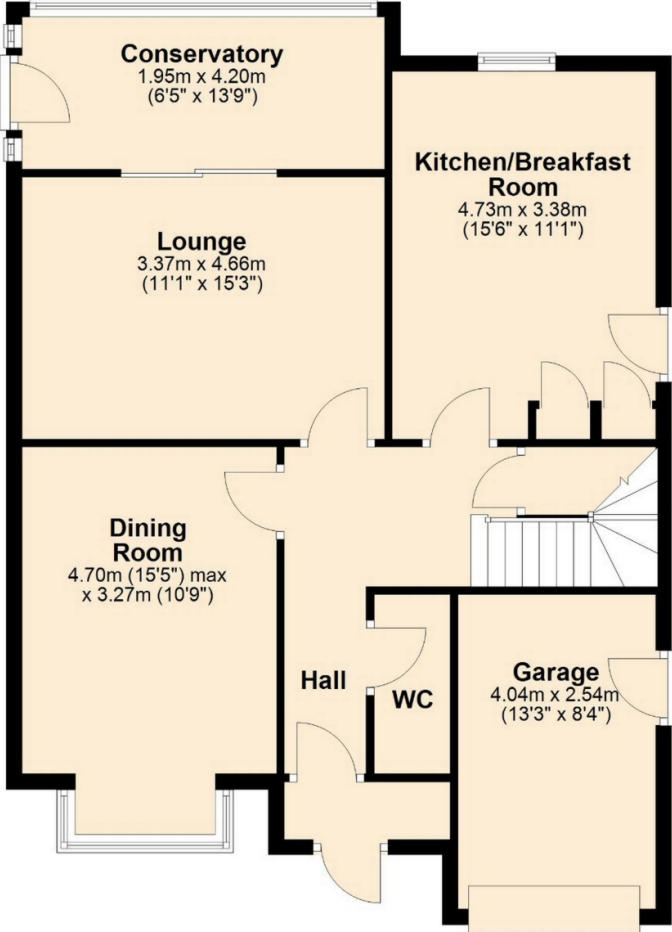
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

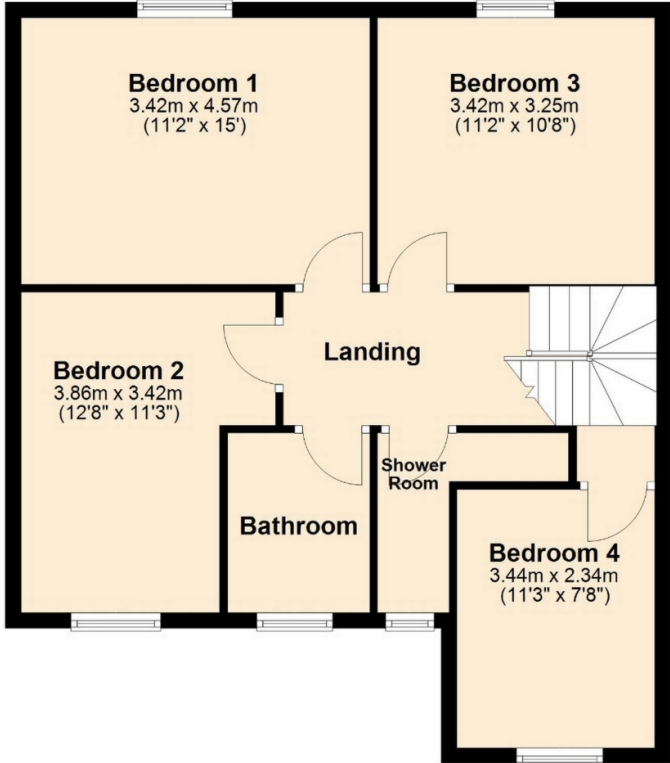
Ground Floor

Approx. 85.3 sq. metres (917.7 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 151.3 sq. metres (1628.4 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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