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Milburn Drive, St Crispin, NN5 4UH

£315,000 Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A well presented three bedroom detached property on this popular St. Crispin location.

Features & Utilities

- ✓ Well Presented
- ✓ Three Bedroom Detached
- ✓ Garage
- ✓ Off Road Parking
- ✓ En-Suite To Bedroom One
- ✓ Kitchen/Dining Room
- ✓ Southerly Rear Garden

Property Overview

Jackson Grundy are delighted to welcome to the market this well presented three bedroom detached property on this popular St. Crispin location. The accommodation comprises entrance hall, dual aspect lounge, kitchen/dining room, utility room and WC. Upstairs there are three bedrooms and a family bathroom. The main bedroom benefits from an en-suite shower room and built in wardrobe. Further benefits include single garage, parking and private rear garden. EPC Rating: C. Council Tax Band: D

ENTRANCE HALL

Double glazed entrance door. Wood effect flooring. Fuseboard. Doors to:

KITCHEN/DINING ROOM 5.01m x 2.94m (16'5 x 9'8)

Double glazed window and French doors to rear garden. Double glazed window to front elevation. Wall and base units. One and a half bowl stainless steel sink with mixer tap over. Gas hob and oven with extractor over. Integrated dishwasher and fridge/freezer. Tiling to splash back areas. Tiled floor. Radiator.

UTILITY ROOM 1.58m x 1.88m (5'2 x 6'2)

Base units. Tiled floor. Integrated washing machine. Door to WC.

WC

WC and wash hand basin. Tiling to splash back areas. Tiled floor. Radiator.

LOUNGE 5.01m x 3.11m (16'5 x 10'3)

Dual aspect double glazed windows, bay window to side side elevation and window to front elevation. Radiator. Wood effect flooring.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 3.03m x 3.10m (9'11 x 10'2)

Double glazed window to front elevation. Radiator. Built in wardrobe. Door to:

EN-SUITE 1.56m x 1.68m (5'1 x 5'6)

Frosted double glazed window to front elevation. Radiator. Suite comprising pedestal wash hand basin, WC and shower cubicle. Extractor. Tiling to splash back areas. Tiled floor.

BEDROOM TWO 2.84m x 3.12m (9'4 x 10'3)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.20m x 2.04m (7'3 x 6'8)

Double glazed window to side elevation. Radiator.

BATHROOM 1.89m x 2.13m (6'2 x 7'0)

Frosted double glazed window to side elevation. Radiator. Suite comprising panelled bath with mixer tap and shower over, wash hand basin and WC. Radiator. Shaver point. Tiling to splash back areas. Tiled floor.

OUTSIDE

GARAGE

Power and light connected. Up and over door.

REAR GARDEN

Enclosed by fencing and brick wall. Side gate to front. Patio. Decking to rear. Hedges and trees to borders. Central lawn. Door 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 – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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).

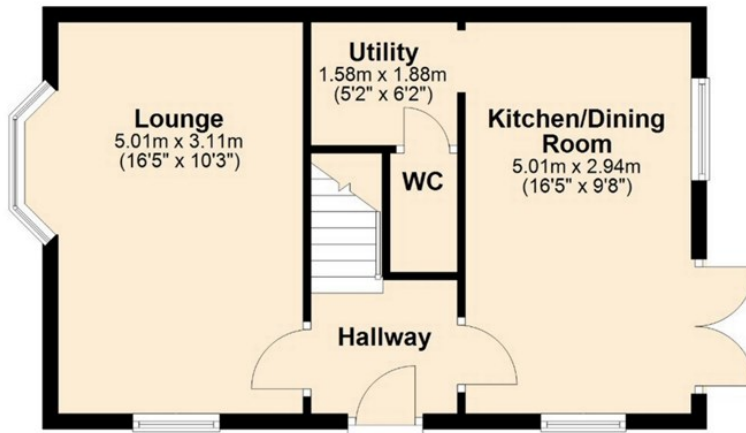
AGENTS NOTES

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

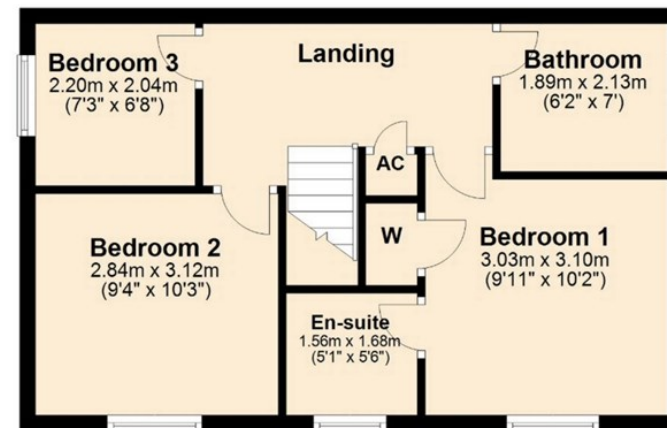
Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 81.6 sq. metres (878.3 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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