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Oak Grove, Weston Favell, NN3 3JR

£365,000 Detached

3 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

An exceptional and extended three-bedroom detached home, situated in a highly sought-after development on the outskirts of Weston Favell Village. The exterior features a contemporary design complemented by large windows that flood the interior with natural light.

Features & Utilities

- ✓ Detached Family Home
- ✓ Side Extension
- ✓ Immaculate Condition
- ✓ Three Bedrooms
- ✓ En-Suite To Bedroom One
- ✓ Garage & Driveway
- ✓ Downstairs WC
- ✓ Well Presented Front & Rear Gardens
- ✓ Popular Location
- ✓ Close To Outstanding Ofsted Rated Primary School



Property Overview

An exceptional and extended three-bedroom detached home, situated in a highly sought-after development on the outskirts of Weston Favell Village. The exterior features a contemporary design complemented by large windows that flood the interior with natural light. Downstairs you will find a good sized lounge and a contemporary fitted kitchen/dining room with high-end appliances with an adjoining side extension creating additional living space, which can serve as a cosy family room, playroom or a versatile home office. In addition to the living spaces, there is also a downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, each with ample storage. The master bedroom includes an en-suite shower room, while the additional bedrooms share a modern fitted 4 piece family bathroom. The outdoor space features a neatly landscaped garden enjoying a good degree of privacy. The property is also accompanied with a single garage plus driveway for two vehicles. This home combines modern living with comfort, making it a perfect choice for families. EPC Rating: C. Council Tax Band: D

HALL

Composite entrance door with frosted glass panel. RCD consumer unit. Alarm system control. Radiator. Staircase rising to first floor landing. Doors to:

WC

Radiator. Suite comprising low level WC and porcelain wash hand basin. Extractor fan.

LOUNGE 5.97m x 3.04m (19'7" x 9'12")

uPVC double glazed windows to front and side elevations. uPVC French doors to rear elevation. Radiator. TV point.

KITCHEN/DINING ROOM 5.97m x 2.56m (19'7" x 8'5")

uPVC double glazed window to front elevation. uPVC double glazed window to rear elevation. uPVC French doors to garden. Radiator. A range of wall and base units. Work surfaces. Feature panelling. Under-stairs pantry space. Integrated appliances. Stainless steel sink and drainer. Cupboard housing Ideal gas boiler. Opening to:

FAMILY ROOM/HOME OFFICE 5.97m x 4.15m (19'7" x 13'7")

Skylight to ceiling. Spotlights. TV point. Built in shelving.

FIRST FLOOR LANDING

Access to loft space. Radiator. Airing cupboard. Doors to:

BEDROOM ONE 3.32m x 3.79m (10'11" x 12'5")

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

EN-SUITE

uPVC frosted double glazed window to side elevation. Radiator. Three piece suite comprising shower cubicle, wash hand basin and low level WC. Extractor fan.

BEDROOM TWO 3.32m x 3.13m (10'11" x 10'3")

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

BEDROOM THREE 3.10m x 2.17m (10'2" x 7'1")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BATHROOM

uPVC frosted double glazed window to rear elevation. Radiator. Four piece suite comprising shower cubicle, panelled bath, low level WC and Porcelain wash hand basin.

OUTSIDE

FRONT GARDEN

Mature shrubs. Block paved path. Block paved driveway for two vehicles.

REAR GARDEN

Outside is a private walled rear garden with lawn and terrace area. Access to garage.

GARAGE

Up and over door. Power and light.

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 D

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 – 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

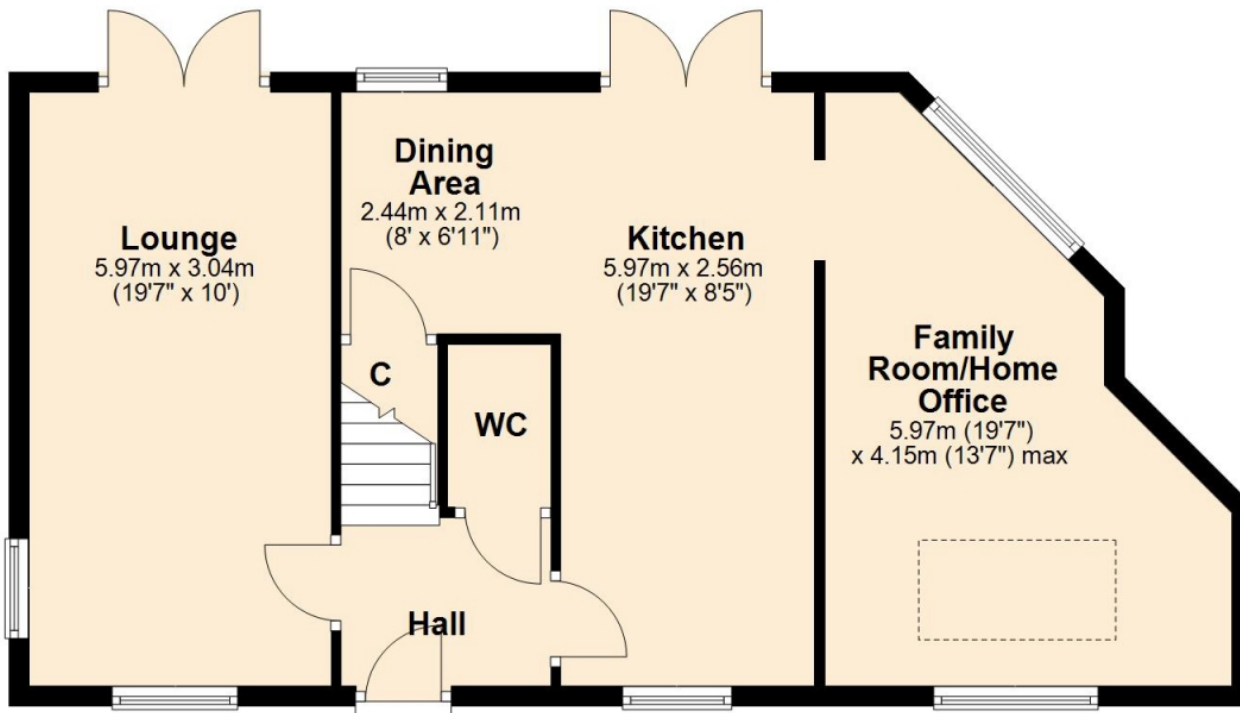
Rights and Easements – Ask Agent

AGENTS NOTES

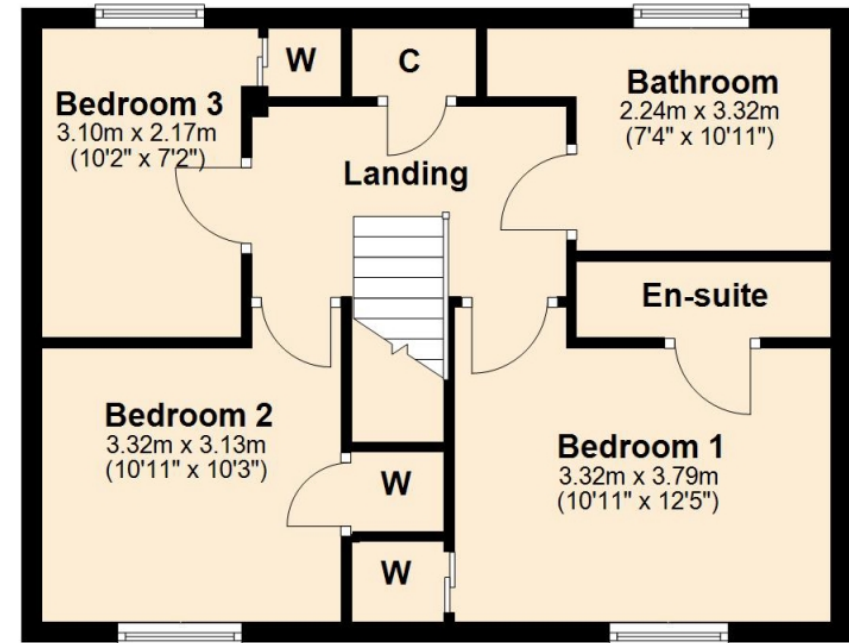
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



First Floor



Total area: approx. 113.5 sq. metres (1221.3 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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