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## Pearmain Court, Little Billing, NN3 9TL

£410,000 Detached



Department: Sales

Tenure: Freehold





## Property Summary

A well presented extended detached property situated in a Close of four properties within a popular residential area of Little Billing.

## Features & Utilities

- ✓ Double Storey Extended Detached
- ✓ Cul-De-Sac Of Four Properties
- ✓ Four Bedrooms
- ✓ En-Suite To Master Bedroom
- ✓ Gardens To Front, Side & Rear
- ✓ WC/Cloakroom

# Property Overview

A well presented extended detached property situated in a Close of four properties within a popular residential area of Little Billing, in close proximity of all schools, Weston Favell and Riverside Shopping centres, other local amenities and road links. Accommodation comprises entrance hall, cloakroom, extended lounge with a study area, dining room, fitted kitchen and to the first floor there are four bedrooms, the main bedroom has been extended and with ensuite shower and family bathroom. Outside there are gardens to front, side and rear, driveway providing off road parking leading to a single garage. Benefits also include double glazing and gas radiator central heating and viewing is recommended to appreciate location and size of the property.

EPC Rating: TBC. Council Tax Band: D.

**GROUND FLOOR**

**ENTRANCE HALL**

**DOWNSTAIRS CLOAKROOM/WC**

**LOUNGE**

**STUDY AREA**

**DINING ROOM**

**KITCHEN**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**ENSUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

**MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

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 Central Heating

Parking – 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**

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





## 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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