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## Rennishaw Way, Links View, NN2 7NE

£280,000 - Offers in Excess of Detached



Department: Sales

Tenure: Freehold



## Property Summary

Four bedroom detached family home situated in the popular Links View area.

## Features & Utilities

- ✓ Detached Home
- ✓ Four Bedrooms
- ✓ Off Road Parking
- ✓ Large Lounge/Dining Room
- ✓ Front & Rear Gardens
- ✓ Office/Study

# Property Overview

A four bedroom detached family home, situated in the popular Links View area. The ground floor comprises welcoming entrance porch, a spacious hallway, a large reception room with space for living & dining, a large kitchen with breakfast bar and door to rear garden and also off the hallway allows access to a converted garage which is now a fourth bedroom. Upstairs, you'll find three well-proportioned bedrooms and a three piece family bathroom. Externally, the home benefits from a good-sized, private rear garden backing onto the allotments and a driveway to the front providing off road parking. EPC Rating: TBC. Council Tax Band: C.

## ENTRANCE PORCH

Entrance via uPVC door. uPVC double glazed opaque window to front elevation. Utility meter and fuse box. Timber door with glazed panel leading to.

## ENTRANCE HALL

Stairs rising to first floor. Radiator. Understairs storage cupboard. Door to:

### **LOUNGE/DINING ROOM 7.80m x 3.15m (25'7" x 10'4")**

uPVC double glazed window to front elevation. Radiator. Sliding door to rear garden. Television point. Feature gas fireplace with marble surround.

### **KITCHEN/BREAKFAST ROOM 3.01m x 4.63m (9'10" x 15'2")**

uPVC double glazed window to rear elevation. Range of wall mounted and base level kitchen units with work surface over. Kitchen sink and drainer. Integrated oven, hob and extractor over. Space for white goods. Tiled splashbacks. Storage cupboard and kitchen island.

### **BEDROOM FOUR/STUDY 5.78m x 2.31m (18'11" x 7'6")**

uPVC double glazed window to front elevation. Radiator.

## FIRST FLOOR LANDING

New uPVC double glazed window to side elevation. Access to loft space. Airing cupboard. Doors adjoining:

### **BEDROOM ONE 3.91m x 2.95m (12'9" x 9'8")**

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

#### **BEDROOM TWO 3.15m x 2.95m (10'4" x 9'8")**

uPVC double glazed window to rear elevation. Radiator.

#### **BEDROOM THREE 2.92m x 2.26m (9'6" x 7'4")**

uPVC double glazed window to side elevation. Radiator. Storage cupboard.

#### **BATHROOM**

uPVC double glazed opaque window to rear elevation. Radiator. Three piece suite comprising panelled bath with shower attachment, low level WC and porcelain hand wash basin.

#### **OUTSIDE**

##### **FRONT**

Concrete driveway creating off road parking for two vehicles. Raised flower beds. Laid to lawn. Hedgerow borders.

##### **REAR**

Steps leading down to a private garden. Enclosed by hedgerow and fencing. Block paved patio area. Timber side gate. Outside tap. Mature trees and shrubbery borders. Main laid to lawn.

#### **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 – 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 – Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

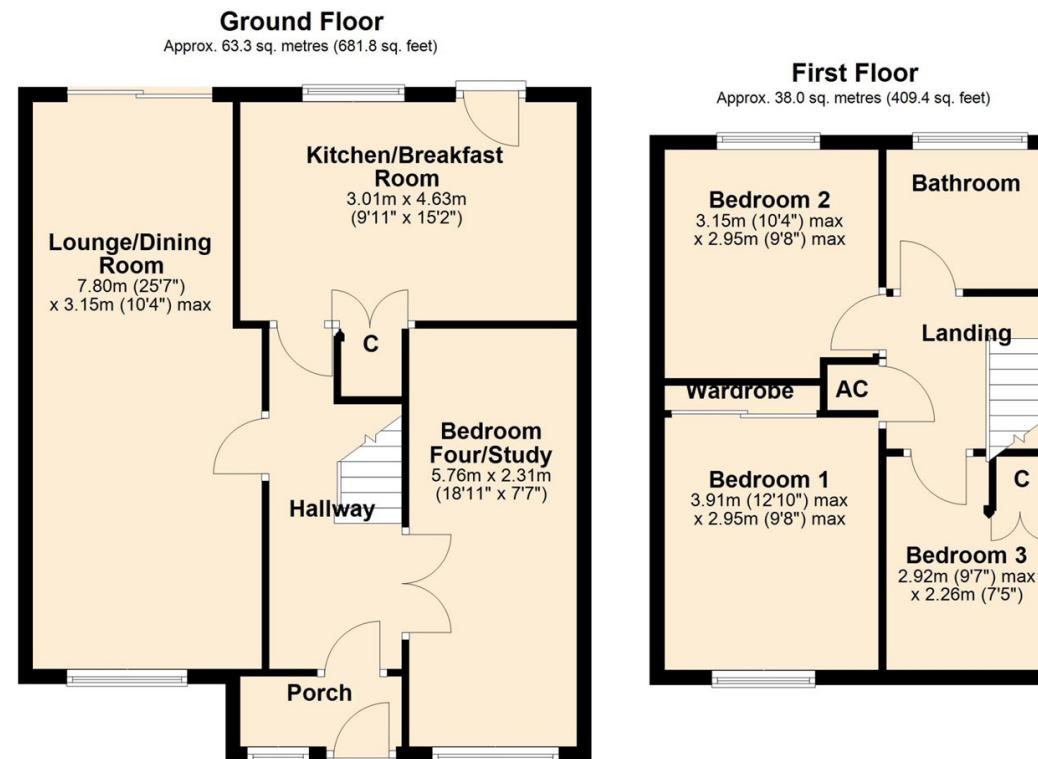
Obligations – Ask Agent

Rights and Easements – Ask Agent

## AGENTS NOTES

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# Floorplan



Total area: approx. 101.4 sq. metres (1091.2 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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