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## The Headlands, The Headlands, NN3 2NZ

£275,000 Semi-Detached



Department: Sales

Tenure: Freehold





## Property Summary

Situated in a popular residential location, this well-presented three bedroom semi detached home on The Headlands offers generous living space, a large rear garden and off road parking.

## Features & Utilities

- ✓ Three Bedroom Semi Detached
- ✓ Off Road Parking/Driveway
- ✓ Large Garden
- ✓ Close to Local Amenities
- ✓ Kitchen/Dining Room
- ✓ Popular Location

# Property Overview

Situated in a popular residential location, this well-presented three bedroom semi detached home on The Headlands offers generous living space, a large rear garden and off road parking.

The property features a bright bay fronted sitting room with feature fireplace, leading through to a spacious kitchen/dining area ideal for family life and entertaining. The modern fitted kitchen provides ample storage and worktop space, with views over the rear garden and direct access outside.

Upstairs, there are three well proportioned bedrooms, including a spacious principal bedroom with bay window, alongside a contemporary family bathroom. Externally, the property benefits from a driveway to the front and a substantial, enclosed rear garden with patio and lawn areas, perfect for children and outdoor enjoyment.

Conveniently located close to local schools, shops and amenities, with good transport links nearby, this attractive home offers comfortable living in a sought after area and is ideal for families, first time buyers or those looking to upsize.

EPC Rating: D. Council Tax Band: C.

## GROUND FLOOR

### HALLWAY

### LIVING ROOM

### KITCHEN

### FIRST FLOOR

### BEDROOM ONE

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – D

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, 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**

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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