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The Meadows, Grange Park, NN4 5BU

£400,000 - Guide Price Detached

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over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

NICELY POSITIONED DETACHED. Viewing is recommended of this nicely positioned four bedroom, detached, home, set back from the roadside amongst properties of a similar calibre on the popular GRANGEPARK development with local amenities nearby to include Foxfield Park.

Features & Utilities

- ✓ A Good All-round Family Home
- ✓ Modern Detached House
- ✓ Double Glazing & Gas Central Heating
- ✓ Four Double Size Bedrooms
- ✓ Two Bathrooms
- ✓ Generous Gardens
- ✓ Garage & Driveway
- ✓ Highly Recommended

Property Overview

NICELY POSITIONED DETACHED. Viewing is recommended of this nicely positioned four bedroom, detached, home, set back from the roadside amongst properties of a similar calibre on the popular GRANGE PARK development with local amenities nearby to include Foxfield Park. The property offers gas central heating, double glazing and a four-car driveway. The accommodation comprises door to entrance hall, downstairs WC, lounge, dining room, kitchen/breakfast room, first floor landing serving four bedrooms, re-fitted master en-suite, and a family bathroom. Outside are generous front and rear gardens and the luxury of a double length/double width driveway providing off road parking for up to four cars. A good all-round family home. EPC Rating: C. Council Tax Band: E

HALLWAY

Obscure glass panelled composite entrance door. Staircase rising to first floor landing. Radiator. Door to garage and doors to:

LOUNGE 3.30m x 4.66m (10'9" x 15'3")

Double glazed French doors to rear elevation. Two radiators. Decorative fireplace.

KITCHEN/BREAKFAST ROOM 4.75m x 2.72m (15'7" x 8'11")

Double glazed window to front elevation. Obscure glazed panelled door to side elevation. Radiator. Fitted with a range of wall and base units with roll top work surfaces over. One and a half bowl sink and drainer with mixer tap. Four ring gas hob, electric double oven with grill and extractor. Space for dishwasher, washing machine and fridge/freezer. Tiled floor. Tiling to splash back areas.

DINING ROOM 3.30m x 2.72m (10'9" x 8'11")

Double glazed window to rear elevation. Radiator. Tiled flooring.

WC

Obscure double glazed window to side elevation. Radiator. Suite comprising low level WC and wash hand basin. Tiled flooring.

FIRST FLOOR LANDING

Access to fully boarded loft space. Radiator. Cupboard. Cupboard housing water tank. Doors to:

BEDROOM ONE 3.86m x 2.93m (12'7" x 9'7")

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

EN-SUITE

Double glazed obscure window to side elevation. Newly fitted suite comprising WC, wash hand basin set in vanity unit and shower cubicle with mains connected shower. Fully tiled wall. Tiled floor.

BEDROOM TWO 3.37m x 3.05m (11' x 10')

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

BEDROOM THREE 3.03m x 3.31m (9'11" x 10'10")

Double glazed window to rear elevation. Radiator. Built in wardrobe. Hardwood flooring.

BEDROOM FOUR 3.64m x 2.72m (11'11" x 8'11")

Double glazed window to front elevation. Built in wardrobe.

BATHROOM

Obscure double glazed window to side elevation. Heated towel rail. Suite comprising WC, wash hand basin and panelled bath with mains shower head. Tiling to splash back areas. Tiled floor.

OUTSIDE

FRONT GARDEN

The front offers a generous sized paved patio with off road parking and lawn area. Shrub borders.

GARAGE 5.55m x 2.56m (18'2" x 8'4")

Up and over door. Power and light connected. Door to hallway.

REAR GARDEN

The mature, east facing rear garden is mainly laid to lawn with various wild flowers, shrubs and trees. A patio area provides the perfect spot for entertaining. Enclosed by timber fencing. Courtesy gate providing access to the front.

DRAFT DETAILS

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – FTTP (Fibre to premises)

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street, 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

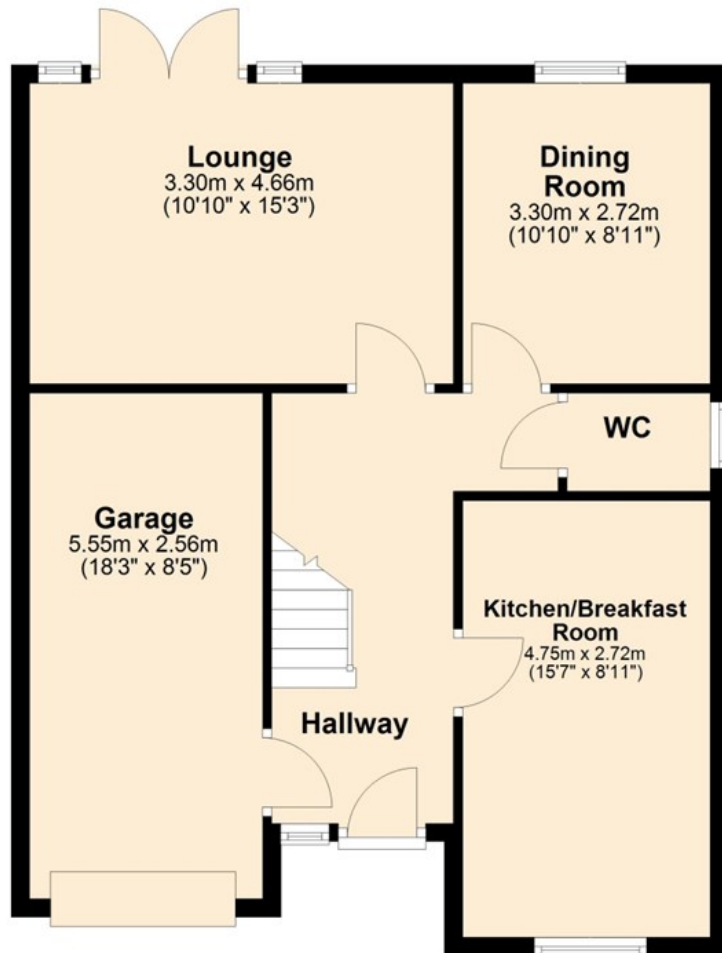
AGENTS NOTES

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

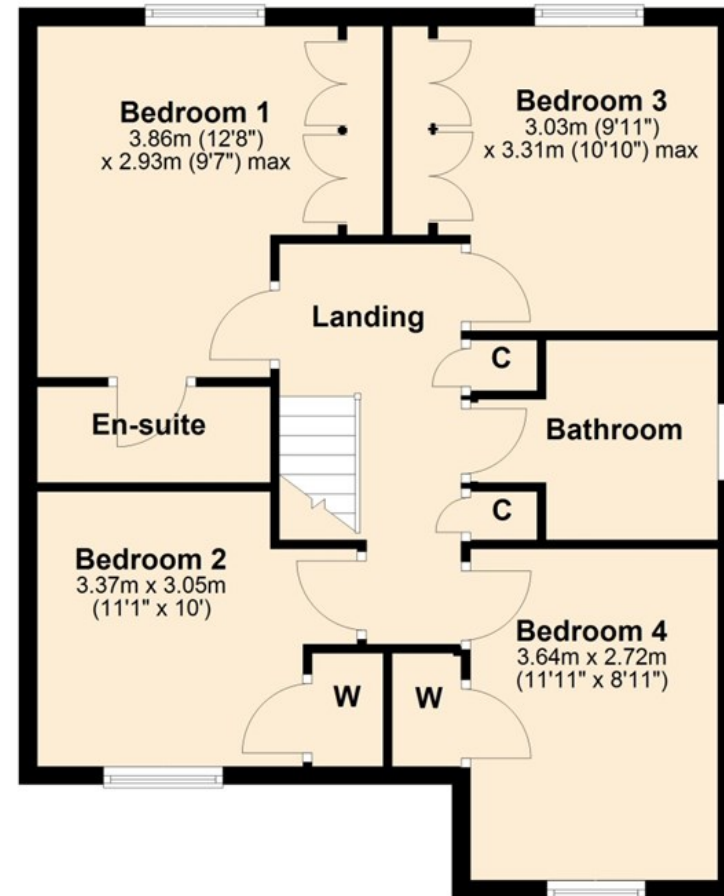
Ground Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



First Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 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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