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# Walgrave Road, Hannington, NN6 9SX

£425,000 - Offers Over Detached

4 2 2



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over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

\*OPEN DAY SATURDAY 31ST MAY\* Jackson Grundy are pleased to be the chosen agent to bring to the market a rarely available four bedroom detached family home. The property is full of potential and well positioned in the desirable village of Hannington.

## Features & Utilities

- ✓ Generous Plot
- ✓ Off Road Parking For Four Cars
- ✓ Full Of Potential
- ✓ Desirable Village
- ✓ uPVC Double Glazing
- ✓ Tandem Garage
- ✓ Gas Radiator Heating
- ✓ En-Suite To Bedroom
- ✓ Downstairs WC

# Property Overview

\*OPEN DAY SATURDAY 31ST MAY\* Jackson Grundy are pleased to be the chosen agent to bring to the market a rarely available four bedroom detached family home. The property is full of potential and well positioned in the desirable village of Hannington. The property has a block paved driveway for four cars leading to a tandem length garage, porch, hallway, front to back lounge, dining room, kitchen and WC. The first floor has four bedrooms, bedroom one benefitting from an en-suite and a family bathroom. The rear has a private and enclosed garden. The property is offered to the market with no onward chain and is a must see, please call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: E

## PORCH

uPVC double glazed entrance door with frosted double glazed uPVC windows either side. Wooden door with frosted windows either side.

## HALLWAY

Staircase rising to first floor landing. Doors to rooms. Wall mounted lights. Storage cupboard with sliding doors. Coving. Alarm panel. Open brick feature wall.

## WC

Frosted uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC and wash hand basin and cupboard. Tiled floor to ceiling.

## LOUNGE 6.93m x 3.47m (22'9" x 11'5")

uPVC double glazed windows to front and side elevations. Sliding uPVC double glazed door to rear elevation. Gas fireplace with stone surround. Two radiators. Feature stone wall with opening to dining room.

## DINING ROOM 3.15m x 2.88m (10'4" x 9'5")

uPVC double glazed window to rear elevation. Radiator. Coving.

## KITCHEN 3.18m x 3.58m (10'5" x 11'9")

uPVC double glazed window to rear elevation. uPVC double glazed frosted door to side elevation. Wall and base units with roll top work surfaces over. Composite bowl sink and drainer with mixer tap. Space for white goods. Electric oven. Tiled floor to ceiling with feature open brick wall. Coving.

## FIRST FLOOR LANDING

Radiator. Access to loft space via drop down ladder.

## BEDROOM ONE 5.24m x 3.14m (17'2" x 10'4")

Dual aspect uPVC double glazed windows. Radiator. Fitted bedroom furniture.

## EN-SUITE

uPVC double glazed window to rear elevation. Radiator. Suite comprising shower cubicle, wash hand basin and WC. Tiled floor to ceiling. Airing cupboard housing lagged tank and shelving.

## BEDROOM TWO 3.15m x 2.43m (10'4" x 7'12")

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

## BEDROOM THREE 3.16m x 3.47m (10'4" x 11'5")

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

## BEDROOM FOUR 2.78m x 2.83m (9'1" x 9'3")

Dual aspect uPVC double glazed windows. Fitted wardrobes. Built in cupboard.

## BATHROOM

uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin and panelled bath.

## OUTSIDE

## FRONT GARDEN

Block paved driveway providing parking for at least four cars. Path to side entrance. Lawn with shrub and flower bed borders.

## GARAGE 11.14m x 2.53m (36'7" x 8'4")

Electric up and over door. uPVC double glazed port hole window to side elevation. Power and light. Frosted uPVC double glazed window to side elevation. Boiler.

## REAR GARDEN

Gated access to both sides of property. Patio area. Lawn with shrubs and flower bed borders. Panelled fence boundary.

## 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 E

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, 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

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





# 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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