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# Whitby Close, Monksmoor, NNII 2HE

£325,000 Terraced









**Department: Sales** 

Tenure: Freehold



















## **Property Summary**

Located in the sought-after 'Monksmoor' development, is this well-presented, terraced home. Built by Messrs Crest Nicholson, to their ?Filey design?.

### **Features & Utilities**

- ✓ Four Bedrooms
- ✓ Terraced
- ✓ Off Road Parking for Two Vehicles
- ✓ NO ONWARD CHAIN
- ✓ Sought After Location
- ✓ Three Storey
- ✓ Well Proportioned Throughout
- ✓ EPC B
- ✓ En-Suite to Master Bedroom
- ✓ WC







### **Property Overview**

Located in the sought-after 'Monksmoor' development, is this well-presented, terraced home. Built by Messrs Crest Nicholson, to their 'Filey design'. Offering spacious and modern living throughout this property features a stylish kitchen/dining room with integrated appliances and a generous lounge. Upstairs, there are three bedrooms, including two comfortable doubles. The top floor is dedicated to the master suite, complete with built-in wardrobes, and a private en-suite with a double shower. EPC Rating: B. Council Tax Band: D.

#### **HALLWAY**

Enter via composite door. Access to downstairs WC. Doors leading to kitchen/dining room and lounge.

#### KITCHEN/DINING ROOM 4.78m x 2.80m (15'8" x 9'2")

uPVC double glazed window to front elevation. Radiator. A practical and well laid out kitchen/dining room with integrated appliances and plenty of space for dining.

#### LOUNGE 3.17m x 4.96m (10'5" x 16'3")

uPVC French doors to rear elevation opening to the garden. Radiator.

#### FIRST FLOOR LANDING

Leads to three bedrooms and the family bathroom with stairs continuing to the second floor.

#### BEDROOM TWO 3.64m x 2.72m (11'11" x 8'11")

uPVC double glazed window to front elevation. Radiator.

#### BEDROOM THREE 3.20m x 2.72m (10'6" x 8'11")

uPVC double glazed French doors and a Juliet balcony to rear elevation overlooking the garden. Radiator.

### BEDROOM FOUR 3.20m x 2.13m (10'6" x 7')

uPVC double glazed window to rear elevation. Radiator.







#### **BATHROOM**

Modern family bathroom with a three piece suite.

#### **SECOND FLOOR**

#### BEDROOM ONE 3.85m x 4.85m (12'7" x 15'11")

uPVC double glazed window to front elevation. Spacious main bedroom with fitted wardrobes and en-suite.

#### **EN-SUITE**

Double shower cubicle. WC. Wash hand basin.

#### **OUTSIDE**

#### **FRONT**

Allocated parking for two vehicles.

#### **REAR**

A private low maintenance garden with patio and lawned area.

#### **DRAFT DETAILS**

At the time of print, these particulars are awaiting approval from the Vendor(s).

#### **MATERIAL INFORMATION**

Type - Terraced

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band D







EPC Rating - B

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**

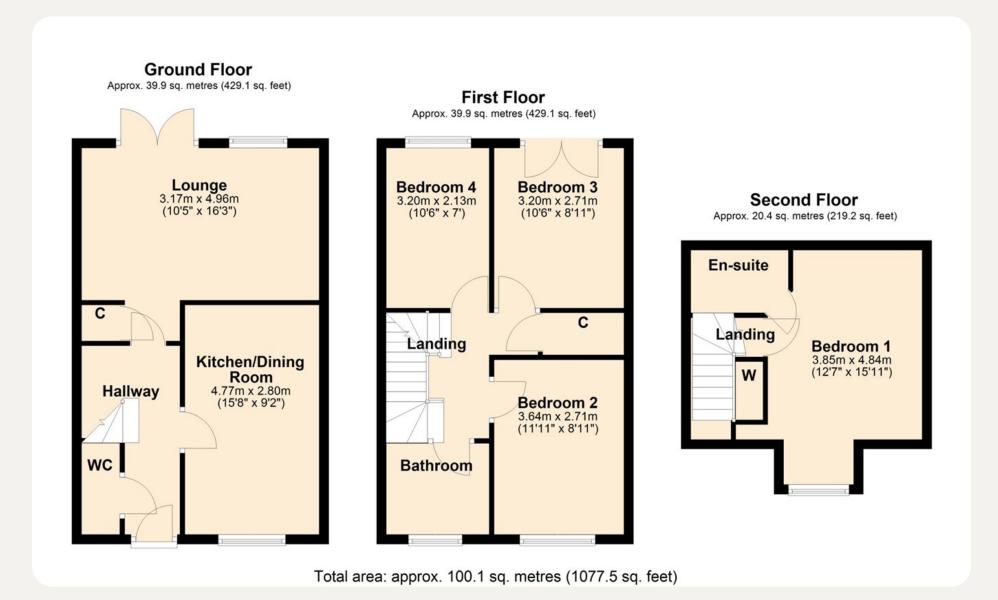
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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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