



Countess Way Earsdon View

Such a lovely home on this sought after modern development, with a favourable, open aspect to the front. With an excellent location, close to the Metro, local schools, shops and with superb commutable access to the A1058 City Centre and the A19 North and South.

Tastefully presented throughout and spaced over three floors, this family home has a spacious hallway, downstairs cloaks/wc, contemporary, upgraded dining kitchen with integrated appliances, rear lounge overlooking and opening out to the private garden, again, not directly overlooked! There are two double bedrooms to the first floor along with a useful study area and a modern family bathroom. To the second floor there is a large, principle bedroom with feature dormer, separate dressing room and stunning en-suite shower room. Private rear garden with paving, decked patio, lawn and shed, access to the rear, detached drive and garage. Pedestrianised frontage. Freehold, EPC: B, Council Tax Band: C

£260,000

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Countess Way

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ENTRANCE HALLWAY: radiator, turned staircase to the first floor, under-stair recess, door to:

DINING KITCHEN: (13'9 x 7'6, (4.19m x 2.29m), (front), a gorgeous, upgraded family dining kitchen, showcasing a range of high gloss, walnut effect, base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated double oven, gas hob, cooker hood, integrated fridge freezer, washer/dryer, double glazed window, radiator, modern flooring

LOUNGE: (rear): 14'9 x 11'6, (4.50m x 3.51), beautiful lounge with views over and French doors opening out to the rear garden, radiator

FIRST FLOOR LANDING AREA: airing cupboard housing hot water tank, door through to:

STUDY AREA: 8'2 x 6'4, (2.48m x 1.93m), double glazed window, excellent storage area/music space, staircase to the second floor

FAMILY BATHROOM: Modern family bathroom, comprising of, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled bath area and splashbacks, spotlights to ceiling, radiator, double glazed window



BEDROOM TWO: (front): 11'9 x 8'2, (3.58m x 2.48m), radiator, double glazed window

BEDROOM THREE: (rear): 12'8 x 8'2, (3.86m x 2.48m), fabulous double bedroom with radiator, double glazed window

SECOND FLOOR LANDING AREA: door to:

BEDROOM ONE: (rear): 16'6 x 15'0m, (4.88m x 4.57m), with measurements into feature double glazed dormer window and recess, radiator, loft access, door into:

DRESSING ROOM: 7'2 x 7'0, (2.18m x 2.13m), Velux window, radiator

EN-SUITE SHOWER ROOM: 7'4 x 5'9, (2.24m x 1.75m), contemporary and stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area and splashbacks, radiator, Velux window

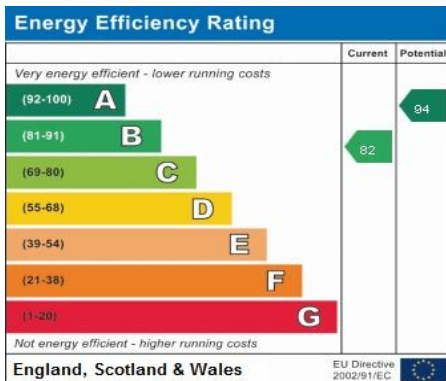
EXTERNALLY: An enclosed garden area, substantially improved with patio, lawn, rear decked area, large shed, gated access leading to detached garage with driveway. Front garden area to pedestrianised pathway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: B





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