



- 4 Bedroom Detached House
- Well Maintained
- Utility with Connecting Door to Garage
- Council Tax band D / EPC Rating B
- Larger Plot
- Lounge
- Cloaks WC
- Updated from New
- Open Plan Kitchen/Dining Room
- En suite Shower and Family Bathroom

A very well presented 4 bedroom detached house situated in a larger plot in an enviable position, within this new and popular development. The welcoming Entrance Hall leads to the Cloakroom/WC, with wc and wash basin. The spacious Lounge has large window to the front and double doors to the magnificent open plan Dining Kitchen, fitted with a good range of modern units, with sink unit, electric oven, gas hob with extractor over, integrated dishwasher and washing machine. From the dining area, double doors open to the rear garden. The Utility Room has matching units and wall mounted gas boiler, door to outside and door to the Garage fitted with an electric roller access door. Also from the Utility room is a Cloakroom/WC fitted with a wash basin and wc. Stairs lead from the hall to the First Floor Landing with loft access hatch and built in storage cupboard. Bedroom 1 with window to front has a built in storage cupboard and a superb En suite with wet room shower, low level wc and pedestal wash basin. Bedrooms 2 also a double to the front with bedrooms 3 and 4 both to the rear. The Bathroom/WC has a low level wc, wash basin and bath with shower and screen.

Externally, the Front Garden with lawn and double driveway parking. The generous, South facing Rear Garden with gate access, ideal for family use, with lawn, decked patio and planted flower beds.

Augusta Park Way is pleasantly situated, within a newly established residential area and well placed for the amenities of Kingston Park as well as the A1, and other main road and public transport links.





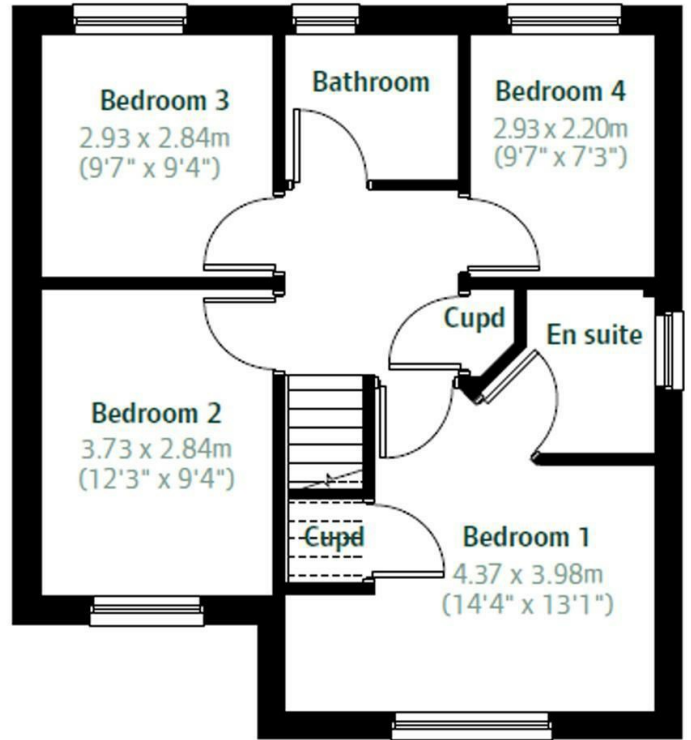
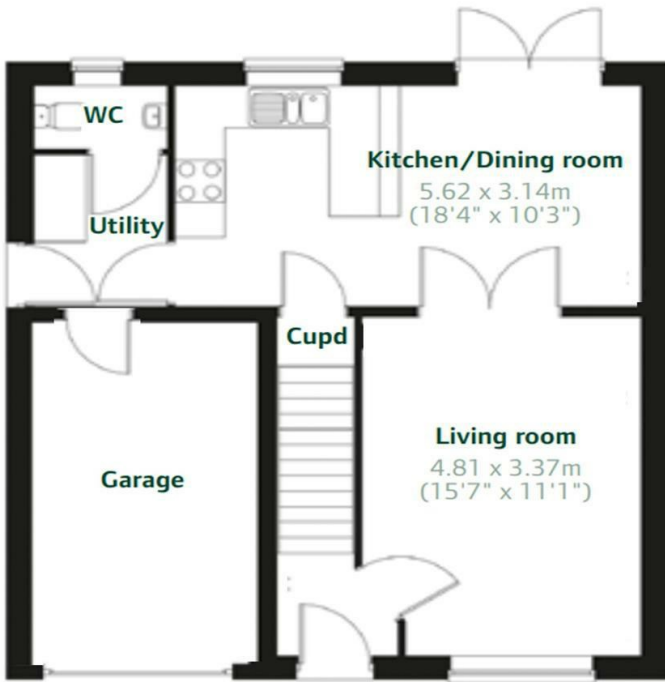
Energy Performance: Current B Potential A

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.