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Description

We are delighted to offer to the market this beautifully presented detached family home, ideally situated in this favoured Durrington location close to local shops, schools, bus routes and easy access to both the A27 & A24 nearby.

Accommodation offers a kitchen/breakfast room, living room, downstairs WC, three double bedrooms, master with an en suite, and a family bathroom. The property also benefits from a beautiful enclosed garden with firepit, gas fired central heating, double glazing, private driveway and garage.

Key Features

- Detached Family Home
- Master With En Suite
- Gas Fired Central Heating
- Private Driveway
- Three Double Bedrooms
- Double Glazing
- Landscaped Garden With Fire Pit
- Garage





Entrance Hall

Door to front, tiled floor, coat cupboard and under floor heating.

Downstairs WC

Dual button WC, single pedestal wash hand basin, under floor heating, extractor fan and tiled flooring.

Kitchen/Breakfast Room

4.97 x 3.32 (16'3" x 10'10")
Modern fitted kitchen with a range of wall and base units, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, tiled flooring, one and a half bowl sink and drainer, integrated induction hob, cooker hood, integrated double electric oven, tv point, under floor heating and double glazed french doors to rear garden.

Living Room

5.12 x 3.36 (16'9" x 11'0")
Triple aspect, double glazed french doors to rear, double glazed windows to front, side and rear, tv point and under floor heating.

Landing

Loft access, radiator, airing cupboard housing boiler.

Bedroom One

3.47 x 3.41 (11'4" x 11'2")
Double glazed window to front, tv point, built in wardrobes, phone point and radiator.

Bedroom Two

3.26 x 2.53 (10'8" x 8'3")
Double glazed window to front, radiator, tv point and built in wardrobe.

Bedroom Three

3.25 x 2.21 (10'7" x 7'3")
Double glazed window to rear and radiator.

En Suite Shower Room

Double glazed frosted window to rear, shower cubicle, dual button WC, shower point, extractor fan, tiled floor, part tiled walls, wash hand basin set in vanity unit and towel rail.

Rear Garden

Fence and wall enclosed with gated side access, low maintenance, laid to patio and decking, fire pit with seating and door into garage.

Garage

Left hand garage with up and over door, power, light and base units.

Driveway

Block paved shared driveway.





Floor Plan Weald Place



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

