



1



2



2



B



Description

We are delighted to offer to the market this well presented semi-detached house being situated on this popular West Durrington development with local shops, schools, parks, bus routes, David Lloyd Leisure, and having easy access to both the A27 and A24. The accommodation comprises an entrance hallway, a modern kitchen with integrated appliances, a spacious and formal lounge/diner, and a downstairs WC. Upstairs, there are two double bedrooms, with one benefiting from an en-suite, and a family bathroom. Other benefits include off-road parking, an enclosed well-maintained rear garden, and the remainder of the NHBC warranty (the property was built in 2019).



Key Features

- Semi-Detached House
- Spacious Lounge/Diner
- Two Bathrooms
- Off-Road Parking
- EPC Rating - B
- Two Double Bedrooms
- Downstairs WC
- Remainder of NHBC warranty
- Quite Cul-De-Sac
- Council Tax Band - C





Front Garden

Mature bushes and shrubs. Driveway providing parking for multiple vehicles. Three visitor parking spots. UPVC double glazed black door leading to:

Kitchen

3.01 x 1.86 (9'10" x 6'1")
High gloss white fronted base and wall units with under unit downlights. Roll top working surfaces incorporating a one and a half bowl stainless steel sink and drainer with matching mixer tap. Integrated oven with four ring gas hob and enclosed extractor fan above. Integrated fridge/freezer, washing machine and dishwasher. Spotlights. Radiator. Wood effect flooring.

Lounge/Diner

4.71 x 3.99 max (15'5" x 13'1" max)
Feature panelled wall. Skimmed ceiling with spotlights. Space for formal dining table and chairs. Radiator. TV and telephone point. Wood effect flooring. Double glazed window and door to rear garden.

Downstairs WC

Low level flush WC. Radiator. Corner wash hand basin with mixer tap and tiled splashback.

First Floor Landing

Stairs leading up. Loft access. Door to:

Bedroom One

3.09 x 2.97 (10'1" x 9'8")
Double glazed window to rear. Radiator. Feature panelled wall. Downlight. Door to:

En-Suite

Part tiled walls. Chrome wall mounted heated towel rail. Low level flush WC. Pedestal wash hand basin with mixer tap and mirror above. Fitted shower cubicle with wall mounted power shower and controls. Extractor fan.

Bedroom Two

3.99 x 2.47 (13'1" x 8'1")
Two double glazed windows to front. Radiator. Skimmed ceiling with downlight. Fitted cupboard with ample space for storage.

Bathroom

Part tiled walls. Panel enclosed bath with mixer tap, wall mounted shower and glass screen. Pedestal wash hand basin with mixer tap. Low level flush WC.

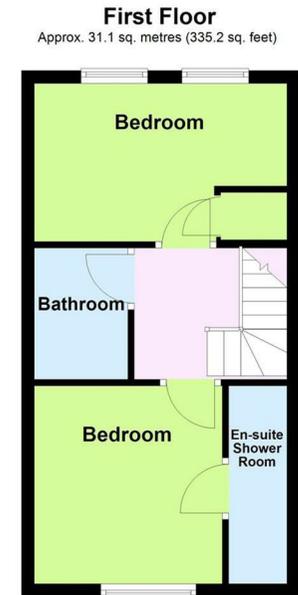
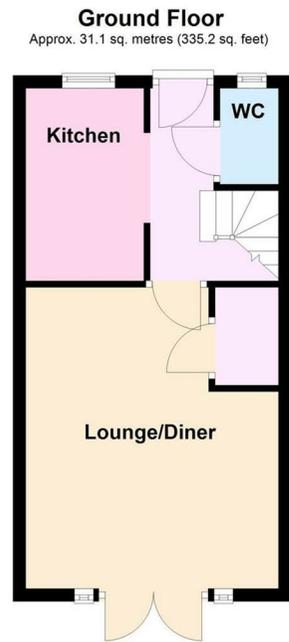
Rear Garden

Fence enclosed rear garden with a paved patio area leading to a well maintained lawn with a timber built shed to the rear and a wooden decking to the right. There is also side access through a secure gate.





Floor Plan Iris Close



Total area: approx. 62.3 sq. metres (670.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (39-48) D (29-38) E (13-28) F (1-12) G	96 83
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (39-48) D (29-38) E (13-28) F (1-12) 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert Luff & Co