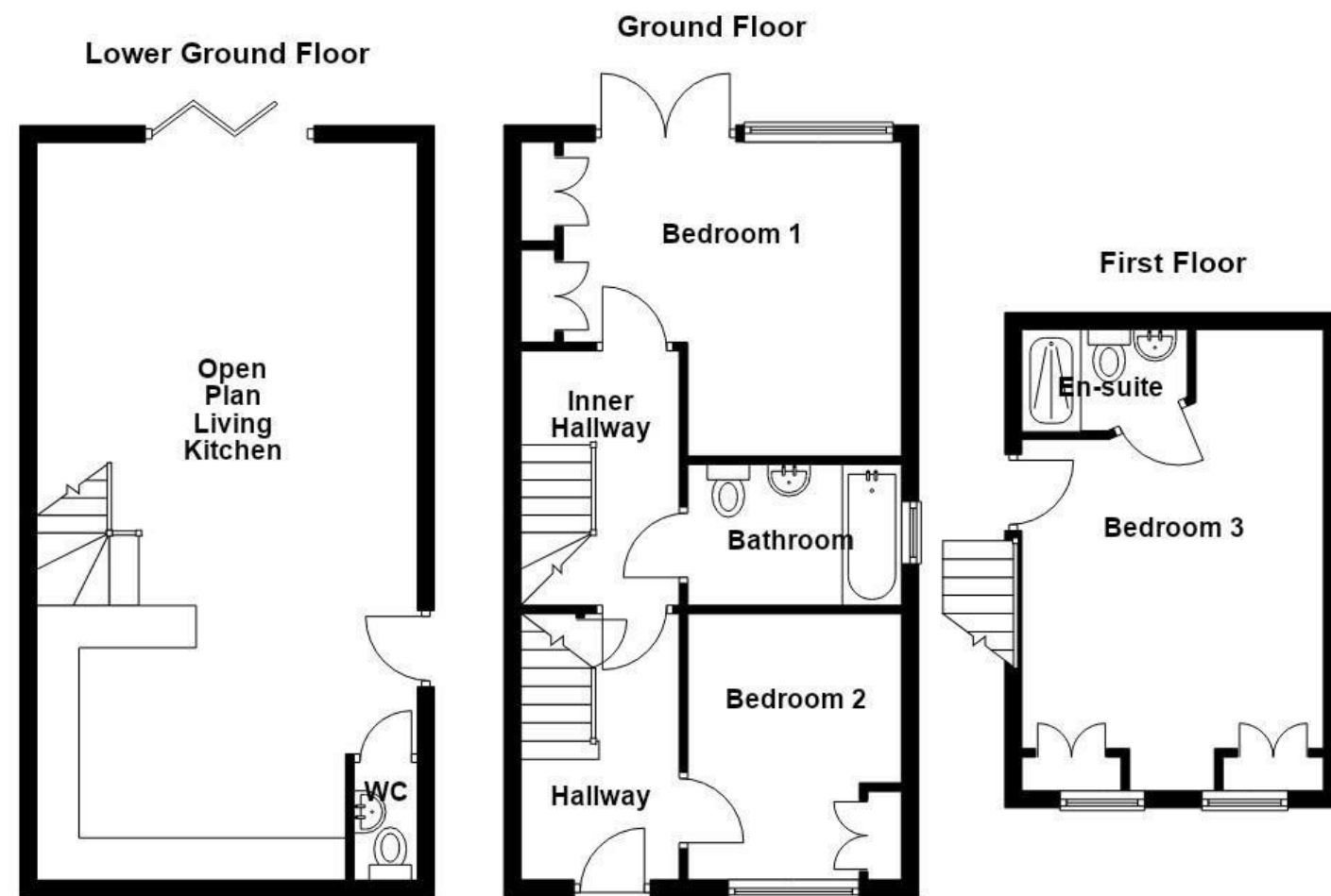




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Simpsons Wharf, Hapton, BB12 7NB

£299,950

THE PERFECT FAMILY HOME WITH STUNNING VIEWS TO THE REAR

Located in the charming village of Hapton, this delightful three-bedroom semi-detached house at Simpsons Wharf offers a perfect blend of modern living and picturesque views. With stunning views over the tranquil canal, this property is an ideal family home.

Spanning three floors, the lower ground floor features a contemporary kitchen diner that seamlessly opens into a stylish lounge area, creating a wonderful space for entertaining family and friends. The ground floor hosts two well-proportioned bedrooms, complemented by a luxurious three-piece family bathroom, ensuring comfort and convenience for all.

The first floor is dedicated to the master bedroom, which boasts an en suite wet room, providing a private retreat for relaxation. The property is ready to move into, allowing you to settle in without delay.

Outside, the lovely garden overlooks the canal and includes a decked area that is perfect for sunbathing or enjoying a morning coffee while taking in the serene surroundings. The driveway offers ample parking, adding to the practicality of this charming home.

Simpsons Wharf, Hapton, BB12 7NB

£299,950

 3  3  1  B

Ground Floor

Hallway

10'4 x 6'2 (3.15m x 1.88m)

Composite front entrance door, central heating radiator, meter cupboard, stairs to the first floor and doors to bedroom two and inner hall.

Inner Hall

9'11 x 6'2 (3.02m x 1.88m)

Central heating radiator and doors to bedroom one and bathroom.

Bedroom One

14'7 x 12'2 (4.45m x 3.71m)

UPVC double glazed window, central heating radiator, fitted wardrobes and UPVC double glazed French doors to the balcony.

Bedroom Two

10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'3 x 5'6 (2.51m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, tile panelled bath with direct feed shower overhead, tiled elevations, spotlights, extractor fan and tiled flooring.

Lower Ground Floor

Open Plan Living Kitchen

29'10 x 14'7 (9.09m x 4.45m)

UPVC double glazed window, central heating radiator, television point, range of wall and base units with wood effect surfaces, composite one and a half bowl sink with drainer and mixer tap, four ring induction hob, extractor hood, double oven, integrated dishwasher, washing machine and fridge freezer, plinth lighting, spotlights, tiled flooring, door to WC and composite barn door to the side elevation.

WC

4'7 x 2'6 (1.40m x 0.76m)

Dual flush WC, vanity top wash basin, part tiled elevations, extractor fan and tiled flooring.

First Floor

Bedroom Three

17'1 x 11'7 (5.21m x 3.53m)

Two UPVC double glazed windows, central heating radiator, fitted storage, spotlights and door to en suite.

En Suite

6'5 x 3'11 (1.96m x 1.19m)

Central heating towel rail, dual flush WC, vanity top wash basin, direct feed walk in shower, tiled elevations, spotlights and tiled flooring.

External

Front

Paved driveway providing off road parking.

Rear

Decked and artificial lawn garden with Indian stone paving and stone chippings.



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