



£370,000

NO CHAIN* *FOUR BEDROOMS* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *POTENTIAL TO EXTEND AT THE REAR* *GARAGE* *DRIVEWAY PARKING* *SPACIOUS FAMILY ACCOMMODATION* *EXCELLENT CUL-DE-SAC LOCATION* *GOOD SIZED GARDEN

Townend Estate Agents offer for sale this FOUR BEDROOM DETACHED property. "The Hadleigh" Located on a quiet cul-de-sac in a popular residential area. Just a stones' throw from the Enterprise 5 retail complex and with Idle Village & Apperley Bridge amenities just a short drive away. Perfect for families, this property benefits from a spacious Breakfast-Kitchen, three modern bathrooms, generously sized garden, ample driveway parking, integral garage, UPVC double glazing, and gas central heating. The discerning viewer will also note the potential to extend at the rear (subject to planning) over one or two stories.

The property comprises briefly: Entrance hall, Lounge with patio doors to rear garden, Breakfast-Kitchen fitted with a range of base & wall units and Cloaks W/C. Upstairs are four double bedrooms, the master with en-suite, along with a separate modern family bathroom. Externally to the rear is a good sized garden with both lawn & patio areas, integral garage and ample driveway parking to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Javelin Close, BD10

Approximate Gross Internal Area = 125.1 sq m / 1346 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160128)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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