



**£227,000**

**\*THREE BEDROOMS\* \*DETACHED\* \*IMMACULATELY PRESENTED\* \*IDEAL FAMILY HOME\* \*QUIET CUL-DE-SAC LOCATION\* \*MODERN KITCHEN & BATHROOM\* \*FANTASTIC CONVERTED GARAGE\* \*DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

Townend Estate Agents offer for sale this immaculately presented three bedroom detached house, offering a perfect blend of comfort and style. With three well-proportioned bedrooms, this stunning family home is designed to cater to the needs of modern living. One of the standout features of this residence is the fantastic converted garage, which serves as an ideal garden office or occasional room, offering versatility for your lifestyle needs. The new fencing and decor throughout the property enhance its appeal, creating a fresh and contemporary atmosphere. The property provides ample parking space for multiple vehicles, ensuring convenience for you and your family. The beautifully landscaped gardens offer a peaceful retreat, ideal for relaxing on summers evenings. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a stylish retreat, this property in Hazelcroft is sure to impress. With its thoughtful design and modern amenities, it is a wonderful opportunity for anyone looking to make a house their home.

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**



## Hazelcroft, BD2

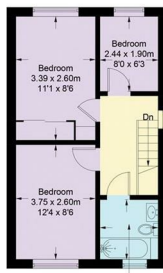
Approximate Gross Internal Area = 74.7 sq m / 804 sq ft  
Man Cave / Office = 14 sq m / 151 sq ft  
Area = 68.7 sq m / 743 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1176747)



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

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