

2 Blaydes Drive, Epworth

£315,000 Freehold

A CHARMING BRAND NEW SEMI-DETACHED HOUSE · NO UPWARD CHAIN · PART OF AN IMPRESSIVE SELECT DEVELOPMENT · PRIVATE CENTRAL TOWN LOCATION · STYLISH OPEN PLAN LOUNGE/DINING ROOM · 3 EXCELLENT DOUBLE BEDROOMS WITH A MASTER EN-SUITE · QUALITY FITTED KITCHEN & BATHROOM · FRIST FLOOR LAUNDRY ROOM · GARAGE & MANAGEABLE GARDENS · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Brand new 3-bed semi-detached house in private town centre location. Stylish kitchen, open plan lounge, en-suite master, driveway, garage, gardens, modern heating, and double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

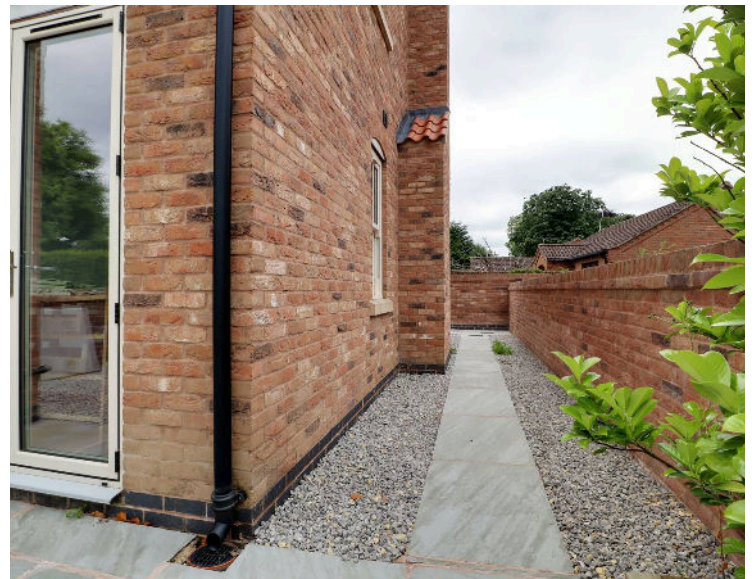
Double Glazing

Full double glazed windows and doors.

Central Heating

There is a modern gas fired central heating system with the ground floor being under floor heating first floor being traditional radiator system.

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Kitchen

8' 1" x 9' 6" (2.46m x 2.90m)

Front vertical sliding glazed sash window with side composite entrance door, extensive range of modern furniture with a complementary patterned worktop incorporating a sink unit, built-in four ring electric hob with oven beneath and overhead canopied extractor, wooden flooring and open access through to;

Fine Lounge Dining Room

12' 10" x 23' 9" (3.90m x 7.23m)

Front double glazed French doors leading to the garden, three vertical sliding double glazed sash windows, handsome fire recessed, inset modern ceiling spotlights, under floor heating and doors to;

Cloakroom

Modern suite in white comprising a low flush WC, corner fitted vanity wash hand basin and French effect flooring.

Rear Entrance

Has rear double glazed door and stairs to the first floor accommodation with grab rail.





First Floor Landing

6' 5" x 12' 8" (1.95m x 3.86m)

Handsome oak and glazed banister, loft access and doors through to;

Impressive Master Bedroom 1

9' 2" x 18' 3" (2.80m x 5.55m)

Front double glazed window, inset modern ceiling spotlights and doors through to;

En-Suite Shower Room

9' 2" x 5' 3" (2.80m x 1.60m)

Rear uPVC double glazed window, quality suite in white comprising a close couple low flush WC, matching wall mounted vanity wash hand basin, large shower with mains shower, tiled walls and glazed screen, tiled flooring and a large chrome towel rail.

Front Double Bedroom 2

9' 2" x 12' 8" (2.80m x 3.85m)

Enjoying a dual aspect with front and side vertical sliding double glazed sash windows.

Rear Double Bedroom 3

9' 7" x 10' 10" (2.92m x 3.30m)

Enjoys a dual aspect with rear and side vertical sliding double glazed sash windows.





Family Bathroom

6' 5" x 7' 10" (1.95m x 2.38m)

Front double glazed vertical sliding sash window with obscured glazing, modern suite in white comprising a close couple low flush WC, wall mounted vanity wash hand basin, panelled bath with mains shower and glazed screen, tiled flooring, fitted chrome towel rail and built-in airing cupboard with radiator.

Laundry Room

6' 1" x 5' 7" (1.85m x 1.70m)

Fitted storage cupboard with wall mounted Alpha gas central heating boiler with an adjoining patterned worktop with plumbing and space beneath for appliances.

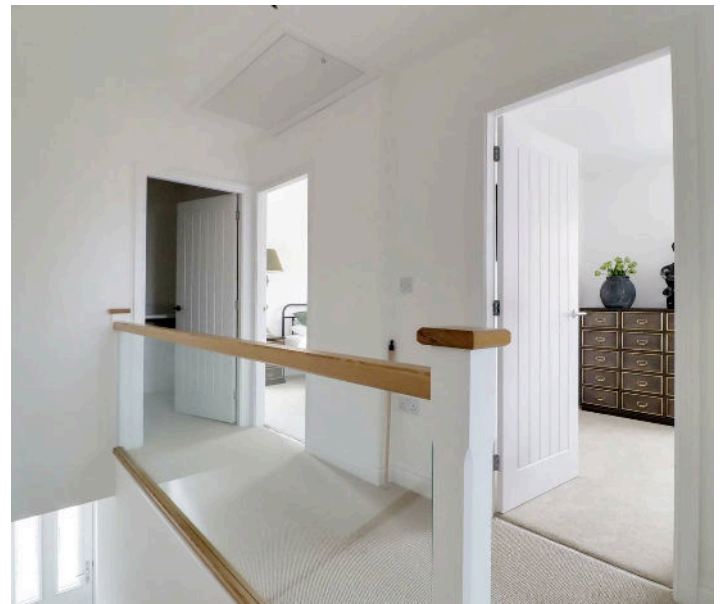
Grounds

To the front there is a block paved concrete laid driveway being part sheltered with direct access to the garage and side entrance door, gardens are found to the front being pebble laid with feature walled boundaries and raised planted beds. A perimeter flagged pathway with pebble edging leads to the side and to the rear where there is gated access.

Integral Single Garage

9' 1" x 18' 8" (2.78m x 5.70m)

With electric remote operated front roller door, side double glazed window and internal power and lighting.

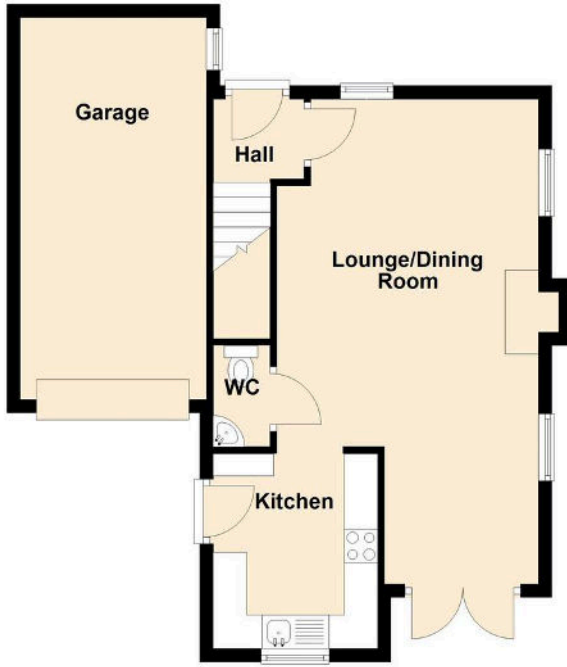




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

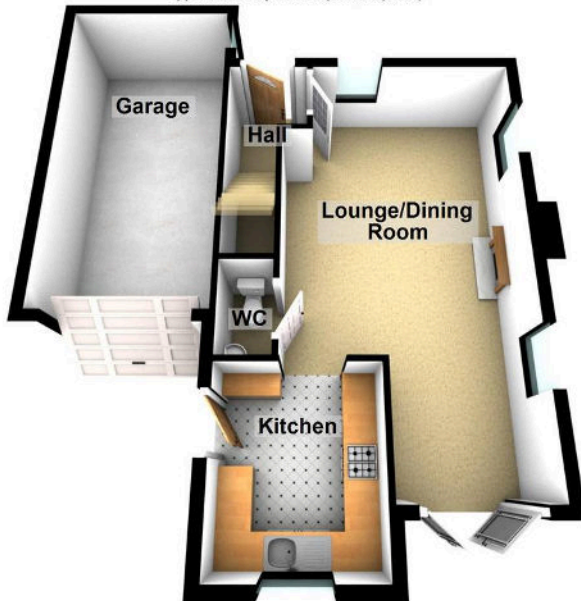
Ground Floor
Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.2 sq. feet)



Ground Floor
Approx. 53.8 sq. metres (579.2 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 112.2 sq. metres (1207.4 sq. feet)

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