



Peel Drive, Clayhall, IG5 0JR

Offers in excess of £400,000

Sandra Davidson are pleased to present this extended three bedroom semi detached house situated on a popular road within the Parkhill and Beal schools catchment area. The property offers two reception rooms, 3 bedrooms (with an ensuite shower), kitchen diner, off street parking and a fully finished detached annexe. The property can only be appreciated by an internal inspection and comprises:-

- Three Bedrooms
- Two Receptions
- Fitted Kitchen
- Ground Floor Bathroom
- Ensuite Shower Room
- Gas Central Heating
- Beal Catchment
- Off Street Parking
- Detached Annexe





ENTRANCE HALL

Via door to open plan entrance hall/through lounge with fitted carpet, door to bathroom, fitted cupboard, feature chandelier with ceiling rose, door to sitting room.

SITTING ROOM 4.150m max into bay x 3.480m into alcove (13'7" max into bay x 11'5" into alcove)

Sidelight window to entrance hall, double glazed bay window to front with radiator under, fitted carpet, chimney breast with electric fireplace and feature surround, feature chandelier with ceiling rose.

LOUNGE DINER 6.786m x 3.046m into alcove (22'3" x 10'0" into alcove)

Fitted carpet, radiator, feature shelf with fitted light, UPVC double glazed sliding door to rear, two feature chandeliers with ceiling rose, period coving, carpeted stairs to first floor.

KITCHEN 4.564m max x 2.660m max (15'0" max x 8'9" max)

Fitted wall and base units, laminate wood flooring, double glazed casement window to flank, door to rear, spotlights inset in ceiling, integrated electric oven, integrated microwave, integrated gas hob with stainless steel extractor hood above, single bowl single drainer stainless steel sink, tiled splashback, space and plumbing for dishwasher and washing machine.

GROUND FLOOR BATHROOM 2.115m x 1.745m (6'11" x 5'9")

Fully tiled walls, tiled flooring, opaque window to flank, white suite comprising panelled bath with shower attachment, hand wash basin, low level w.c, extractor fan, radiator, towel rail.

LANDING

Fitted carpet, radiator and access to loft space.

BEDROOM ONE 4.178m into bay x 3.924m into fitted wardrobes (13'9" into bay x 12'10" into fitted wardrobes)

Bay window to front, laminate wood flooring, fitted wardrobes, fitted dressing area, radiator, spotlights inset in bay window ceiling area, hidden door to en-suite bathroom.

ENSUITE SHOWER 3.202m x 1.474m (10'6" x 4'10")

Tiled floor, feature mosaic fully tiled walls, opaque double glazed window to flank, low level w.c, hand wash basin, radiator, fitted cupboard, state of the art enclosed shower cubicle with seating area, body wash jets, hand held mirror, radio system, waterfall shower.

BEDROOM TWO 4.404m into fitted wardrobes x 2.361m (14'5" into fitted wardrobes x 7'9")

Double glazed casement window to rear, laminate wooden flooring, spotlights inset in ceiling, fitted wardrobes, radiator.

BEDROOM THREE 2.487m x 2.988 into fitted wardrobes (8'2" x 9'10" into fitted wardrobes)

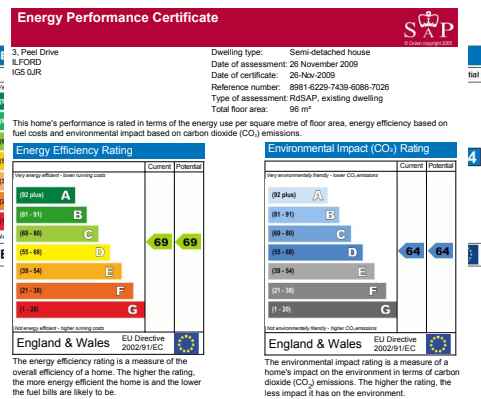
Double glazed casement window to rear with radiator under, fitted carpet, fitted wardrobes.

EXTERIOR

The rear garden is approximately 50', shared side access, patio area remainder to lawn, decking area at rear.

DETACHED ANNEXE 5.213 max x 4.964m max (17'1" max x 16'3" max)

Real wooden flooring, double glazed casement window to rear, two double glazed casement windows to front, door to front further door to rear which has further patio area, fitted disco light.



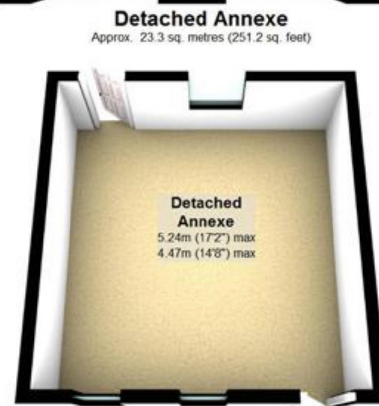
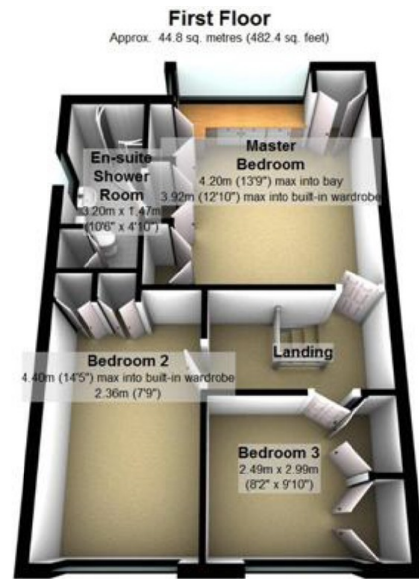
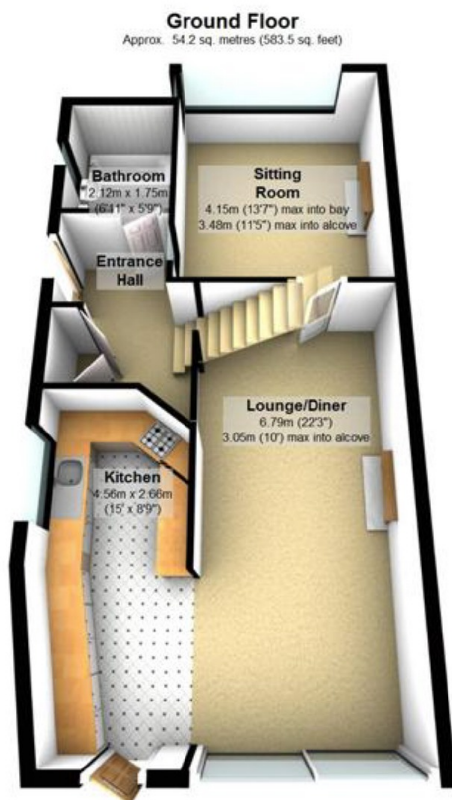
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	239 kWh/m ² per year	237 kWh/m ² per year	
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year	
Lighting	£58 per year	£48 per year	
Heating	£568 per year	£570 per year	
Hot water	£105 per year	£105 per year	

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market!

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



Total area: approx. 122.4 sq. metres (1317.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property
Plan created by Sandra Davidson Estate Agents

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Plan produced using The Mobile Agent.