





Hamilton Piers of Springfield offer this spacious and detached family home. IMMACULATELY PRESENTED throughout and boasting three bedrooms, entrance porch, 14'11" KITCHEN, dining area, lounge, shower room & family bathroom, plus SPACIOUS FRONT & REAR GARDENS and driveway parking for 3 cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	70	84
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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		
	69	84
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers of Springfield offer for sale this spacious and EXTENDED detached family home, ideally located on this sought-after development in North Springfield - within easy access to popular local schooling and the City Centre. The property is IMMACULATELY PRESENTED throughout and boasts three bedrooms, entrance porch, 14'11" KITCHEN, dining area, lounge, shower room & family bathroom, plus SPACIOUS FRONT & REAR GARDENS and driveway parking for 3 cars. The property must be viewed to be truly appreciated!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, double glazed obscure window to side, radiator, tiled floors, door to kitchen.

KITCHEN: (14'11" max x 12'11")

Double glazed windows to front and rear, double glazed doors to rear, range of wall and base units, rolled edge work surfaces, stainless steel sink inset, breakfast bar, integrated Bosch oven and electric hob, integrated fridge freezer, space for washing machine, wood effect floor, radiator, open plan to diner and doors to kitchen.

DINER: (10'9" x 7'9")

Double glazed window to front, wood effect floor, radiator, door to shower room.

SHOWERROOM:

Double glazed obscure window to rear, fully tiled walk in shower room, low-level WC, vanity wash hand basin, towel radiator.

LOUNGE: (14'11" x 10'4")

Double glazed window to front, radiator, double glazed bi-folding doors to side to garden.

FIRST FLOOR:-

LANDING:

Double glazed window to rear, access to loft via hatch.

BEDROOM ONE: (11'10" max x 8'9")

Double glazed window to front, built in double wardrobe, built in single wardrobe, radiator.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: [phil@hamiltonpiers.co.uk](mailto:phil@hamiltonpiers.co.uk)

**BEDROOMTWO:(9'9" x 8'10")**

Double glazed window to front, storage cupboard, radiator.

**BEDROOMTHREE: (7'3" x 6')**

Double glazed window to side, radiator.

**FAMILYBATHROOM:**

Double glazed obscure window to side, panel bath, low-level WC, vanity wash hand basin, tiled walls and floor, towel radiator.

**EXTERIOR:**

**REARGARDEN:**

A mature garden with decking, lawn and patio areas. Shrub borders, shed, side access.

**FRONTGARDEN:**

To the immediate front of the property is a lawn area with off street parking for three cars.

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.