



4



2



1

- 4 Bedroom Detached house
- Open Plan Kitchen Diner
- Gas Central Heating
- EPC rating B

- Immaculately Presented
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

- Great Cul-de-Sac Location
- Driveway and Garage
- Council Tax Band E

Immaculately presented 4 bedroom detached house which would make a lovely family home, situated within a cul-de-sac, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, storage cupboard and stairs to the first floor. Downstairs w/c with a low level w/c, wall mounted hand wash basin, part tiled and an extractor fan. Lounge which has a bay window to the front aspect. Open plan Kitchen Diner with bi-folding door to the rear garden, wall and base units, one and a half stainless steel sink and drainer unit, integrated dishwasher, induction hob with and extractor hood over, double oven, fridge freezer, spotlights to the ceiling and laminate flooring. Utility with base units, worktop surfaces, stainless steel sink and drainer unit, plumbed for washing machine, laminate flooring, door to the rear garden and a door to the garage. First floor Landing with a loft hatch to a part boarded loft and a storage cupboard housing the water tank. Bathroom which has a shower cubicle with a mains shower, bath with a mains shower over, vanity hand wash basin, low level w/c, heated towel rail, part tiled, spotlights and extractor to the ceiling. Bedroom 1 has a bay window to the front aspect and an En-Suite shower room which has a cubicle with a mains shower, vanity unit with a wash hand basin, low level w/c, tiled walls and flooring, heated towel rail, spotlights and extractor to the ceiling. Bedroom 2 is also to the front aspect, Bedrooms 3 and 4 are to the rear aspect.

Externally to the front there is a double width driveway giving parking for 2 cars, leading to the garage via an up and over door which houses the Combi boiler and also has electric car charging points. To the rear there is a mainly lawned garden and a patio area.

Houstead Mews is well placed for local amenities, the A69 and the A1, with good access into the city.



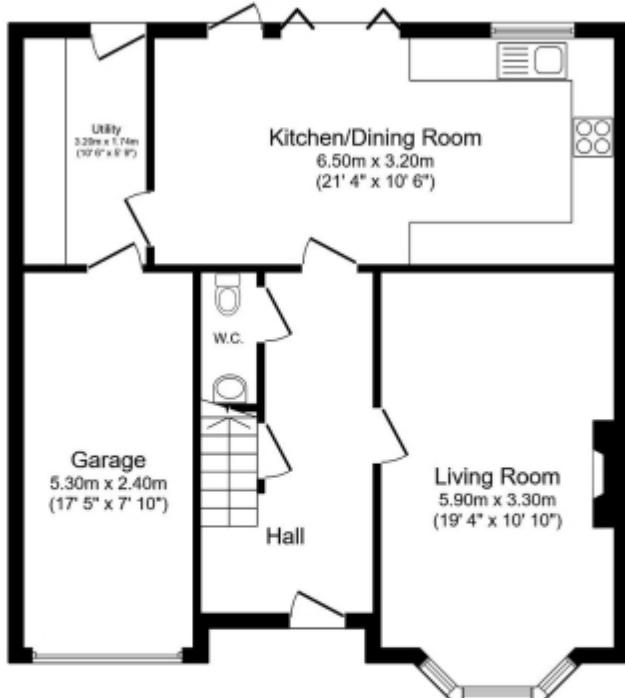


Energy Performance: Current B Potential A  
Council Tax Band: E

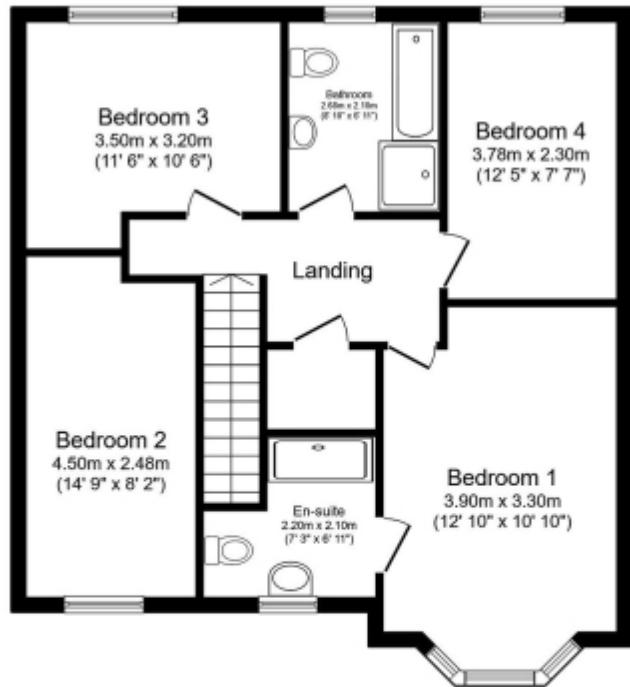
2024  
WINNERS

ESTAS

Verified reviews from our clients



**Ground Floor**  
Floor area 71.3 sq.m. (768 sq.ft.)



**First Floor**  
Floor area 70.2 sq.m. (755 sq.ft.)

**Total floor area: 141.5 sq.m. (1,523 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.