

34 Priory Court, Priory Park

1999 45'x20' Omar Heritage



The Heritage is an elegant home with georgian style picture windows and a large gable over the front door. A modern park home bungalow, it is of timber frame construction with green decra tiled roof above a pale green colourwash exterior and white georgian double glazed uPVC windows and doors. Heating is provided by lpg baxi boiler.

FOR SALE
at an asking price of
£169,950

Viewing is strictly by appointment only.
To make an appointment, please telephone 01473 727393

Accommodation comprises:

Phoenix Yelling feature front door leading to the

Entrance Hall (9'10" x 9'4") with doors leading to the bedrooms, bathroom and the L-shaped lounge / dining room, there is also a loft access with ladder

Dining Area (10'6" x 9'0") being open plan with the lounge benefits from borrowed light which is also obtained through windows into the hall. There is a west facing picture window looking to the front garden. Dining suite is not included in the sale. Door leads to the

Kitchen (10'2" x 9'2") with fitted Torino Maple base unit and high level cupboards and drawers, there is an abundance of storage space. Tiling between worktop and cupboards is in cream tiles with fruit motif border tiles. The eye level double electric oven is integrated and the lpg hob has an extractor hood over. With spaces for dishwasher and washing machine, the kitchen is extremely well equipped. With plenty of lighting and a window looking into the rear garden, the kitchen leads to the

Utility room (5'7" x 8'7") where there is a larder cupboard, fridge / freezer space and cupboard housing the hot water cylinder. A half glazed door opens into the garden.

Lounge (19'4" x 9'4") With two splay bays facing south and one west and patio doors looking east into the rear garden the lounge is full of natural light. The Burley Preston electric fire suite provides the winter focal point in this very light and airy room. Furniture in this room is not included in the sale.

Returning to the **entrance hallway**, doors lead to

Shower Bathroom (6'7" x 6'1") has a white shower bathroom suite including square shower with glass door, wc and vanity unit with basin and cabinet above.

Master Bedroom (11'7" x 9'3") features built in white ash wardrobes and drawers. A large picture window with window seat faces east offering plenty of morning light and gives views into the garden. A door leads to the

En-suite Bathroom (7'0" x 6'11") has a Baronet white bathroom suite with corner bath, gold fittings, Mira shower over the bath, wc, bidet and vanity unit. Tiling is with bumpy white tiles and two large mirrors beside the bath finish the room.

Bedroom Two (10'4" x 9'2") has fitted white ash wardrobes and drawers. With a picture window facing west it is another light and airy room. A door also leads to the shower bathroom making it en-suite to this bedroom.

Carpets, curtains, all fittings and integrated appliances are included throughout. The seller is to take personal effects and furniture. An inventory is available.

There is a large tarmac drive to the south of the home with carparking for two cars. To the east of the home is the main garden with large shed. To the west of the home there is a paved area with large pond and water feature. Offering an attractive compliment to the home and a place to sit and enjoy the peace and quiet of Priory Park, the back garden is paved for low maintenance. The current owners intend to take the potted plants, aviary and fish, pumps and filters from the pond on completion of a sale.