







\*\*\* NO UPWARD CHAIN \*\*\* RYKNELD  
PRIMARY & JOHN TAYLOR FREE SCHOOL  
CATCHMENT AREA \*\*\*

A beautifully appointed three bedroom modern detached home, situated within a popular residential development having good access to a range of local amenities and transport links, including John Taylor Free School. The property benefits from a builders warranty, two reception rooms, fitted kitchen with integral appliances, driveway with EV charge point leading to garage and three double bedrooms with the master bedroom having an en-suite shower room and triple wardrobe with drawers. Ring doorbell is also fitted at the property. Viewing is highly recommended strictly via appointment only.



 **ABODE**  
SALES & LETTINGS

#### Entrance hallway

With central heating radiator, stairs rising to the first floor and doors leading off to:

#### Dining Room

With central heating radiator, double upvc glazed windows to the front elevation and built in internet points.

#### Living Room

With central heating radiator, double glazed upvc French doors leading out onto the garden with double glazed upvc windows either side.

#### Kitchen

With a selection of matching wall and base units having a preparation work surfacing with one and a half bowl sink with mixer tap and drainer, integrated dishwasher, fridge freezer and washing machine, electric oven, four ring gas hob with extractor over, double glazed upvc window to the rear elevation, side composite door with glazed window and central heating radiator.

#### WC/cloaks

With a low level wc, wash hand basin with mixer tap and tiled splash back and a central heating radiator.

#### First Floor Landing

With airing cupboard, double glazed upvc window to the side elevation, central heating radiator, loft hatch and doors leading off to:

#### Master bedroom

With central heating radiator, built in sliding mirror



wardrobe, double glazed upvc window to the front elevation and a door leading to the en-suite shower room.

#### En-suite shower room

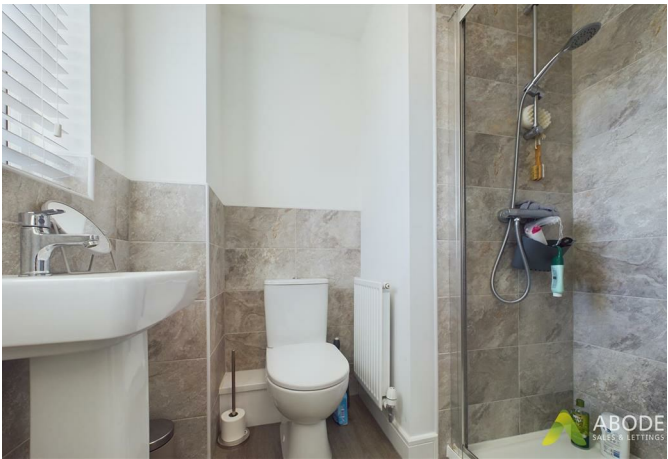
With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass sliding door and shower over, central heating radiator and a double glazed upvc window to the front elevation.

#### Bedroom two

With central heating radiator and a double glazed upvc









window to the rear elevation.

#### Bedroom three

With central heating radiator and a double glazed upvc window to the rear elevation.

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap over and gravity shower with handset, heated ladder towel rail and a double glazed upvc window to the front elevation.

#### Outside

The outside of the property to the front elevation offers a tarmacadam driveway providing parking facility which leads to the garage and front entrance door. The rear elevation offers a mainly laid to lawn garden with patio area ideal for seating, all of which is enclosed via timber fencing.

#### **\*\*DISCLAIMER\*\***

A management fee is due every October for the maintenance for the upkeep of the estate. More information can be provided upon request.

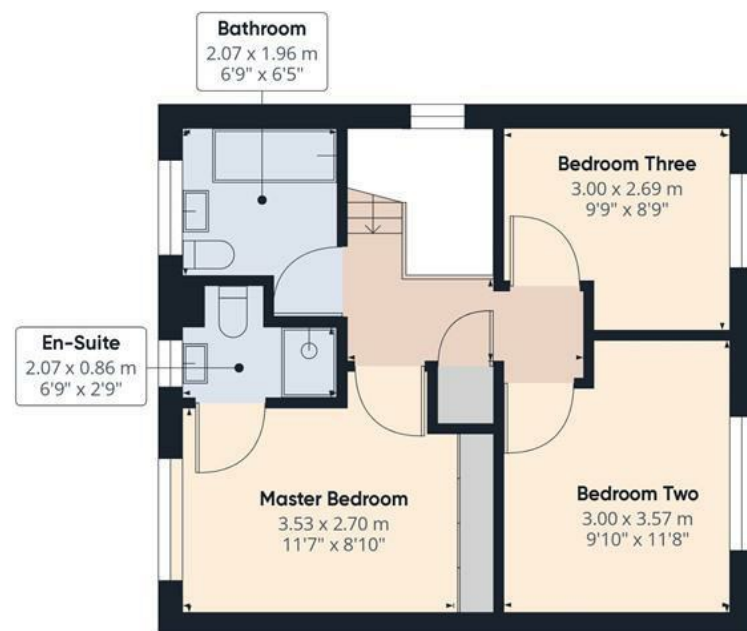








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

93.69 m<sup>2</sup>

1008.5 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

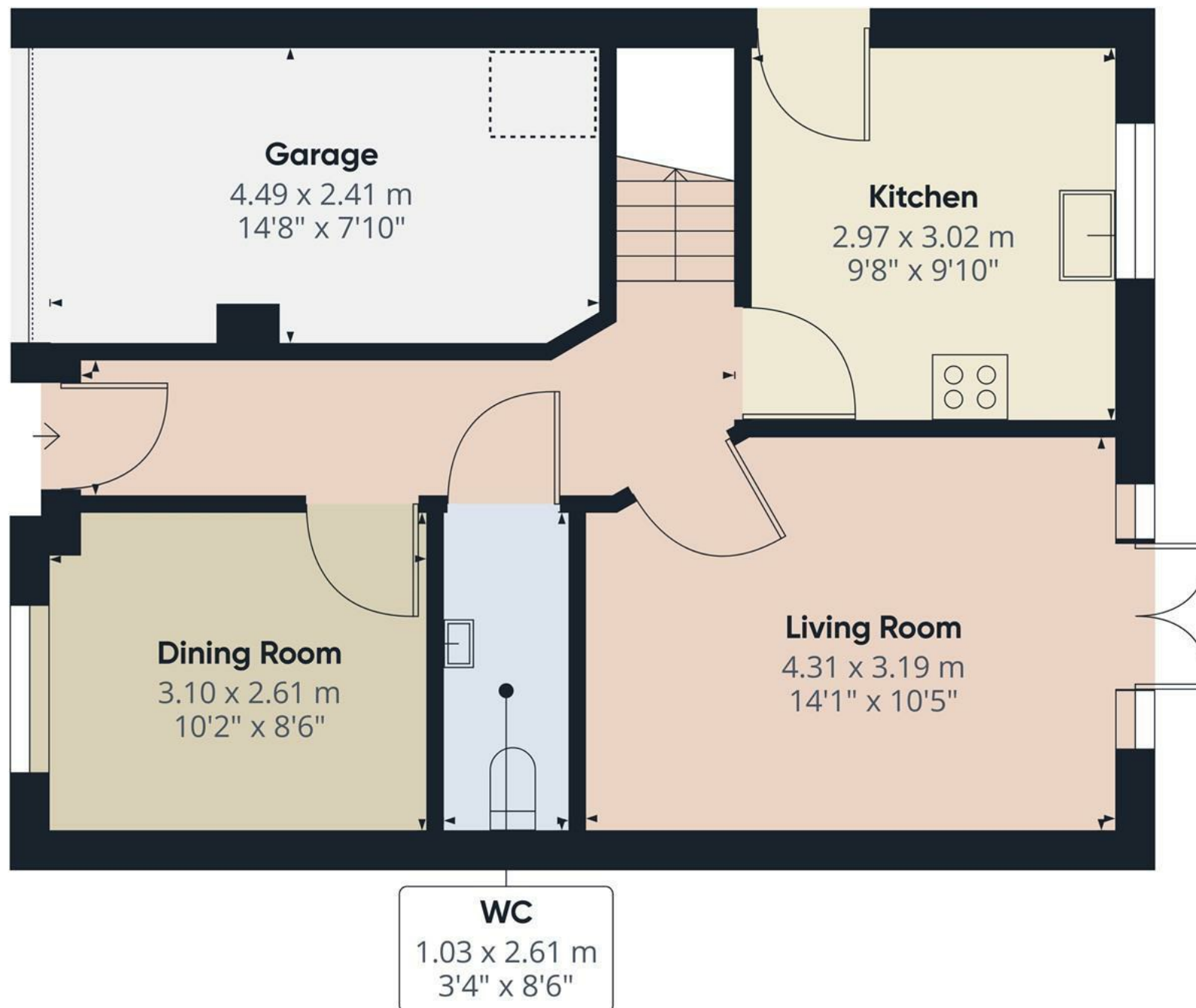
6.51 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



Floor 0

**Approximate total area<sup>(1)</sup>**

52.98 m<sup>2</sup>

570.22 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6.51 ft<sup>2</sup>

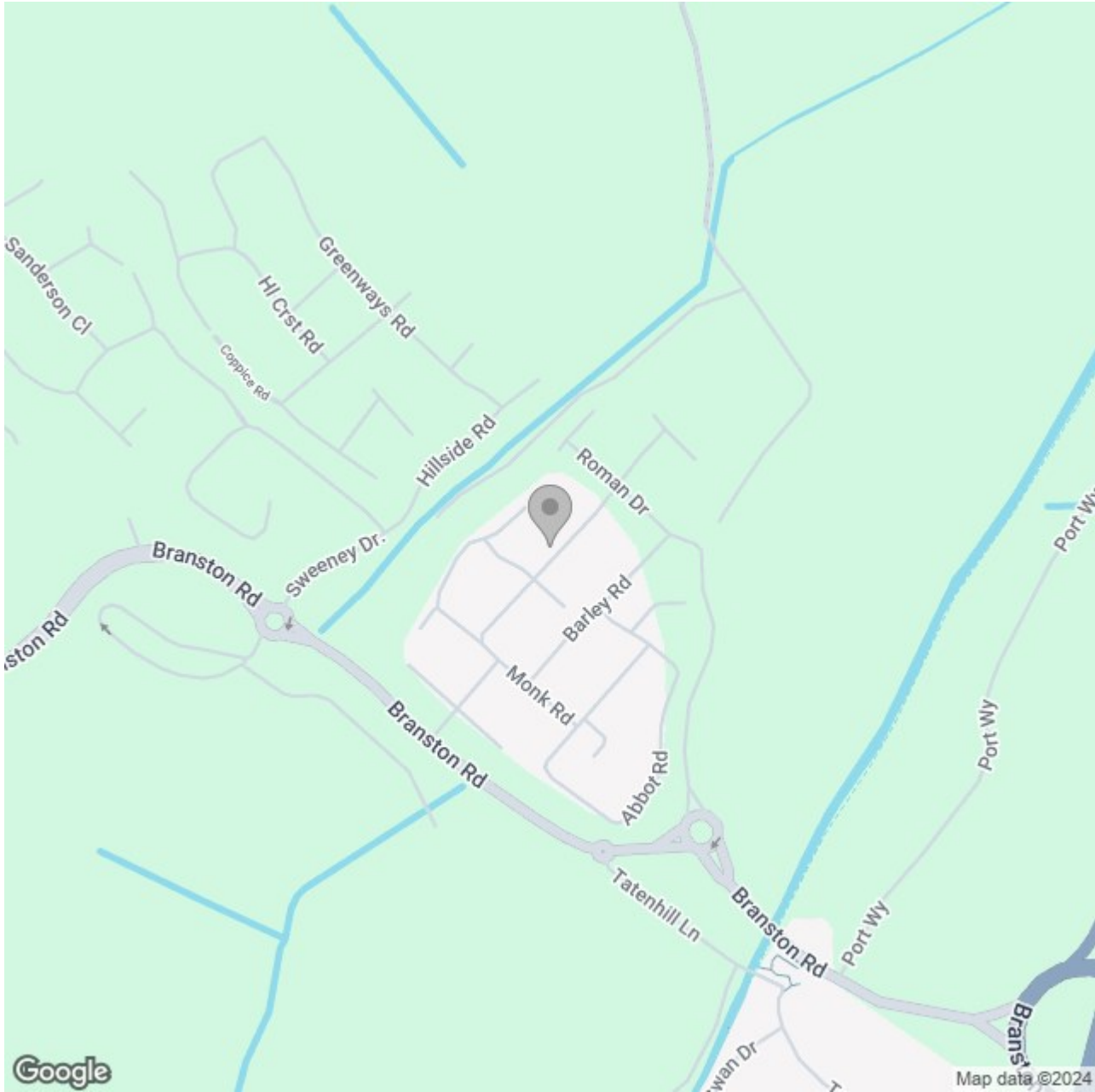
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		

England & Wales

EU Directive 2002/91/EC 