

£735,000
Freehold





Features

- Built In 2008
- Service Charge £45 PCM
- Short Walk To Admiral Park
- Parking for 1 Vehicle & Visitor Parking
- Front & Rear Garden
- Large Attic Room - Fully Insulated
- Deceptively Large Home
- TRP 168
- LR3363

Summary of Property

Cranfords are delighted to offer Ninesprings to the local market. This deceptively spacious semi-detached home, built in the early 2000s, offers modern construction and well-proportioned accommodation throughout. Ideally situated just a short walk from Admiral Park and its many amenities, the property combines convenience with flexible family living. Upon entering Ninesprings, you are welcomed by a spacious entrance hall which provides access to the kitchen and flows through to a bright and generous lounge/diner, creating a practical and well-connected ground floor layout. The first floor comprises a family bathroom and two particularly spacious bedrooms, one of which benefits from its own en suite bathroom. The second floor mirrors the layout of the first; however, instead of a family bathroom there is a further bedroom, and bedroom two on this level enjoys an en suite shower room, offering excellent versatility for growing families or those seeking additional guest accommodation. On the top floor, there is a substantial attic room. While this space cannot currently be classed as an additional bedroom due to access requirements, the vendors have fully converted and insulated the loft, creating an ideal flexible space suitable for a home office, hobby room, or additional storage. Externally, the property benefits from allocated parking for one vehicle, additional visitor parking, and an enclosed rear garden. Viewing is highly recommended to fully appreciate all that Ninesprings has to offer.

Room Descriptions

Ground Floor

Entrance Hall

12' 4" x 6' 0" (3.76m x 1.83m)

Lounge/Diner

25' 0" x 13' 5" (7.62m x 4.09m)

Kitchen

13' 0" x 8' 0" (3.96m x 2.44m) Appliances include gas 5 ring Rangemaster hob, Neff double oven, Hotpoint tumble dryer, Hotpoint dish washer, Hotpoint fridge/freezer & Neff extractor fan.

First Floor

Landing

9' 0" x 7' 3" (2.74m x 2.21m)

Family Bathroom

9' 0" x 5' 8" (2.74m x 1.73m)

Bedroom 3

13' 7" x 12' 3" (4.14m x 3.73m)

Bedroom 1

13' 7" x 12' 4" (4.14m x 3.76m) Max.

En-Suite Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)

Second floor

Landing

9' 0" x 7' 3" (2.74m x 2.21m) Access to attic room.

Bedroom 5

9' 0" x 5' 8" (2.74m x 1.73m)

Bedroom 4

13' 7" x 12' 3" (4.14m x 3.78m)

Bedroom 2

13' 7" x 12' 5" (4.14m x 3.78m) Max.

En-Suite Shower Room

7' 9" x 5' 5" (2.36m x 1.65m)

Third Floor

Attic Room

19' 8" x 12' 9" (5.99m x 3.89m) Max.

Services

Mains Electricity and water and drainage. Gas central heating.



Material Information

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

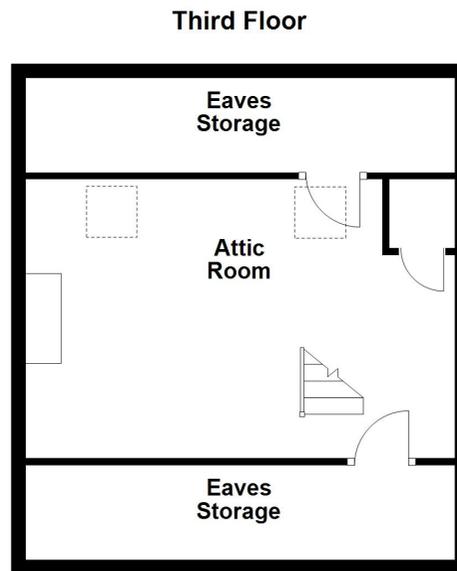
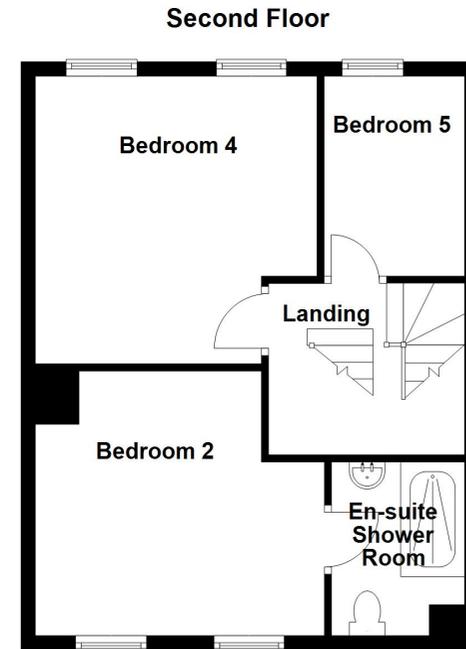
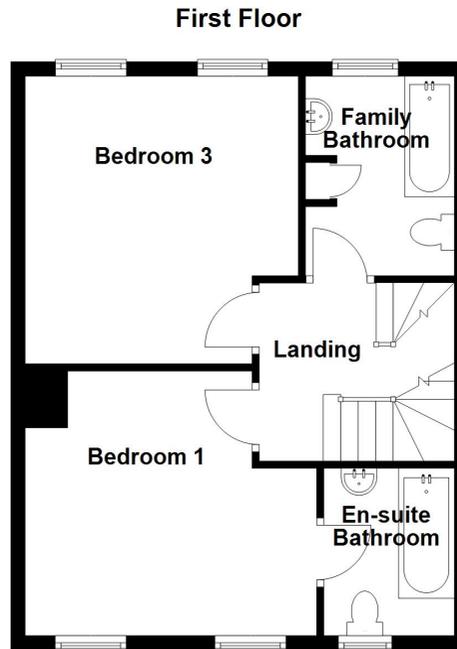
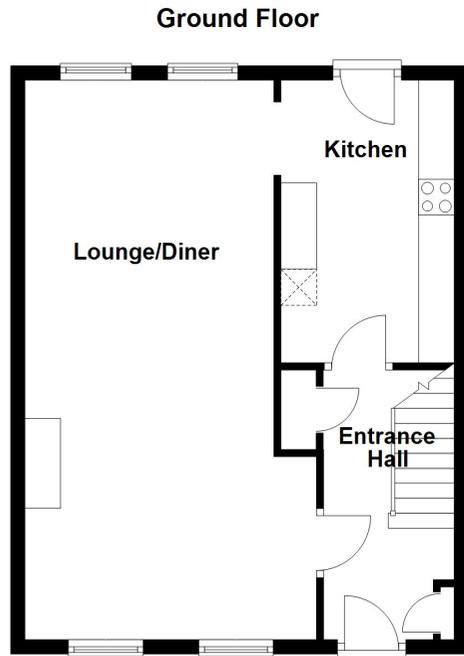
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Floorplan



PLEASE NOTE:

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