



9 Kings Close
Lazenby, TS6 8FA

£170,000

Energy Rating : B



9 Kings Close

Description

Defying all stereotypes associated with new build homes is this absolutely stunning example of a well-developed, much improved modern built home. Sitting in arguably one of the best positions and plots on the development with a well-sized SOUTH-facing rear garden which affords complete privacy this lovely home is presented to a showroom standard and offers perfectly balanced accommodation throughout with a cozy well-sized living room and open plan modern fitted kitchen/dining area. A MUST VIEW HOME! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, living room & open plan modern fitted kitchen/dining room and utility room. To the first-floor; master bedroom with en-suite shower room/WC, three further bedrooms and family bathroom/WC. Externally; driveway, detached garage, lawned front garden and SOUTH-facing rear garden which affords complete privacy.

Ground Floor Accommodation

Entrance Hall

Composite entrance door to the front, upvc double glazed window to the side, single radiator, attractive spindle staircase to the first floor, stylish laminate flooring and independent access to all rooms and to the downstairs cloakroom.

Downstairs Cloakroom/WC

Modern white suite comprising of a push button wc, vanity wash hand basin with mixer tap and base storage unit. Single radiator and a upvc double glazed window to the side.

Living Room 11' 1" x 15' 5" (3.38m x 4.70m)

Upvc double glazed window to the front and side, single radiator and stylish laminate flooring.

Open Plan Modern Fitted Kitchen/Dining Area 13' 2" x 17' 8" (4.01m x 5.38m)

Stunning and quality range of wall and base units incorporating drawers, granite worktops and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, space for an upright fridge freezer and a wall mounted gas central heating boiler. Built in electric oven with gas hob, glazed splash back and cooker hood over, double radiator, stylish laminate flooring and a upvc double glazed window and french doors to the rear garden.

Utility Room

Range of base units incorporating laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, single radiator, stylish laminate flooring and a upvc double glazed entrance door to the side.

First Floor Accommodation

Landing

Attractive spindle balustrade, upvc double glazed window to the side, single radiator and useful storage cupboard.

Master Bedroom 8' 6" x 12' 1" (2.59m x 3.68m)

Upvc double glazed window to the front and single radiator.

En-Suite

Modern white suite comprising of a shower cubicle, pedestal wash hand basin, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

Bedroom 2 8' 6" x 12' 6" (2.59m x 3.81m)

Upvc double glazed window to the rear and single radiator.

Bedroom 3 7' 2" x 8' 8" (2.18m x 2.64m)

Upvc double glazed window to the rear and single radiator.

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Bedroom 4 8' 1" x 8' 8" (2.46m x 2.64m)

Upvc double glazed window to the front and single radiator.

Family Bathroom

Modern white suite comprising of a panel bath, pedestal wash hand basin, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

Externally

Driveway

Driveway which leads to the detached garage and offers ample off street parking.

Detached Garage

Up and over door, power/light and a rear courtesy door.

Gardens

The front garden is laid to an open mature lawn with block paved footpaths and attractive pebbled borders. The rear garden enjoys a fantastic degree of privacy and boasts a South facing aspect making it perfect for entertaining. Beginning with a resin patio area which incorporates footpaths, centred mature lawn and attractive pebbled borders which incorporates a rear patio area.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

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Tel: 01287 630733

Email: redcar@selectiv.co.uk

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