

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£289,950

7 Trevenson Park, Pool, TR15 3FA



- THREE BEDROOMS
- MASTER ENSUITE
- KITCHEN/DINING ROOM
- PARKING FOR 2 VEHICLES
- GAS CENTRAL HEATING
- CONSTRUCTED IN 2018
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER DEVELOPMENT

A Three Bedroom Family Home situated on this sought after development within easy reach of local amenities such as schools, doctors, shopping facilities and public transport links. Constructed in 2018 by Redrow Homes the property has an open aspect top the front overlooking a central green area with off street parking for two vehicles. The accommodation comprises of:- Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Dining Room and to the first floor Master Bedroom with En-suite Shower/WC, Two further bedrooms and a Family Bathroom/WC. The property is warmed by gas central heating and is double glazed. To the outside there are gardens to both front and rear with the rear garden facing south and fully enclosed to provide a safe area for children and pets alike. Demand is expected to be high for this property so an early viewing appointment is highly recommended. EPC: B.



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Approached via a paved pathway leading to a upvc front door opening into:-

ENTRANCE HALL

There are doors to the Cloakroom/WC and Lounge and a radiator.

LOUNGE

16'2" x 10'3" (4.93m x 3.12m)

A well-proportioned lounge with double glazed windows to the front overlooking the front garden, radiator, TV aerial point, stairs rising to the first floor with built in cupboard below. Door to:-

KITCHEN/DINING ROOM

14'1" x 9'3" (4.29m x 2.82m)

A bright and airy room due to its southerly aspect with a the kitchen area comprising of a range of eye level and base units with contrasting work surface over with splashbacks, inset one and a half bowl stainless steel sink with side drainer, built in gas hob, eye level electric double oven, integrated fridge/freezer, integrated washer/dryer, dishwasher, cupboard housing the wall mounted gas combi boiler and a double glazed window overlooking the rear garden. The dining area has ample room for a dining table and there are double opening double glazed patio doors leading to the rear garden.

FIRST FLOOR

LANDING

There are doors to all bedrooms and the family bathroom/wc, built in airing cupboard, radiator and a loft access hatch.

MASTER BEDROOM

11'6" x 11'6" (3.51m x 3.51m)

A well-proportioned double bedroom with double glazed windows overlooking the rear garden, radiator, TV aerial point, built in wardrobes to one wall and a door to:-

EN-SUITE SHOWER/WC

9'1" x 6'2" (2.77m x 1.88m)

A good sized ensuite with a double width shower with glass enclosure and a thermostatic shower over, close coupled WC, wall mounted wash hand basin, chrome ladder type towel rail, extractor and an obscure double glazed window to the rear.

BEDROOM TWO

10'6" x 8'10" (3.20m x 2.69m)

A useful second double bedroom with a double glazed window to the front and radiator.

BEDROOM THREE

8'10" x 7'4" (2.69m x 2.24m)

A generous single bedroom with a double glazed window to the front and radiator.

FAMILY BATHROOM/WC

7'1" x 6'4" (2.16m x 1.93m)

A three piece white suite with a thermostatic shower over the panel bath, close coupled WC, wall mounted wash hand basin, chrome ladder type towel rail and an extractor.

OUTSIDE

FRONT GARDEN

The front garden is mostly laid to lawn with a shared alleyway leading to the rear garden.

REAR GARDEN

There rear garden is south facing and has been laid to artificial grass for ease of maintenance with some shrub and tree planting. There is a decked area providing a useful seating area, gated access to the side and bounded by fencing.

SUMMERHOUSE

5'0" x 6'0" (1.52m x 1.83m)

A well-proportioned timber construction summerhouse with double opening door to the front and two windows.

OFF ROAD PARKING

There are two allocated parking spaces immediately to the front of the property.

ENERGY EFFICIENCY RATING

This property has been rated as B (84) with a potential rating of A (96).

AGENTS NOTE

There is an annual management fee for the upkeep of the communal grounds of £165.00



