

Herbert Drive, Hartshorne, DE11

£289,950



CADLEY CAULDWELL are delighted to bring to the market this modern three bedroomed detached family home. Located on a new development in Hartshorne and built by Ashberry Homes. Entrance hall, cloakroom, Family Lounge, fully fitted kitchen/diner, utility room, master bedroom with en-Suite bathroom, a further double bedroom, good sized single bedroom, family bathroom with electric shower, enclosed garden, private parking and detached garage. The property benefits from gas central heating and double glazing.

THIS PROPERTY IS NOT TO BE MISSED! To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

 3 Bed Detached

 Private parking

 Enclosed rear garden

 Quiet location

 NHBC Warranty

 EPC: B/Tax Band: D/Freehold

Herbert Drive, Hartshorne, DE11

Directions

SAT NAV Postcode: DE11 7FH

Important property information

Mortgage advice available please contact our office** Service charge £109 per year to management company for up keep of grassed areas**

GROUND FLOOR

Entrance hall

Cloakroom

1.65m x 0.99m (5'5" x 3'3")

Lounge

5.17m x 2.90m (16'12" x 9'6")

Kitchen/Diner

5.17m x 2.74m (16'12" x 8'12")

Integrated appliances.

Utility

1.49m x 2.00m (4'11" x 6'7")

Includes access to understairs storage area.

FIRST FLOOR

Master bedroom

3.90m x 4.00m (12'10" x 13'1")

En-suite shower room

2.23m x 1.44m (7'4" x 4'9")

Bathroom

2.19m x 1.67m (7'2" x 5'6")

Electric shower over the bath.

Bedroom 2

3.19m x 3.07m (10'6" x 10'1")

Bedroom 3

2.07m x 2.68m (6'10" x 8'10")

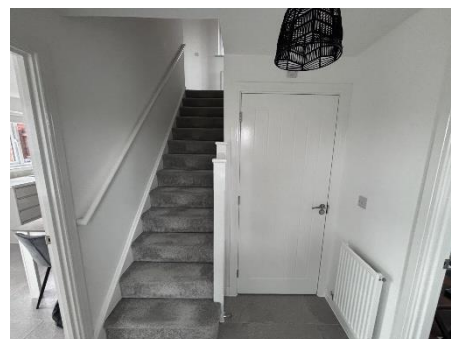
OUTSIDE

To the front

Lawn and shrub borders.

To the rear

Private parking for a number of vehicles with access to the separate garage with power and light. Entrance gate to private enclosed garden laid to lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 39.5 sq. metres (424.7 sq. feet)

First Floor
Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 76.6 sq. metres (825.0 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.