

Pegasus Avenue, Queensgate



£280,000





Arriving in to a welcoming entrance hall leading to a spacious, independent lounge. At the back is a kitchen/diner, with Shaker units, a feature peninsula, and integrated appliances (gas hob, extractor, fridge-freezer, and dishwasher). French doors open to the rear garden. A further sitting room/Dining room is open plan. There is also a utility room with matching units, a second sink, and space for laundry appliances. Ground floor WC.

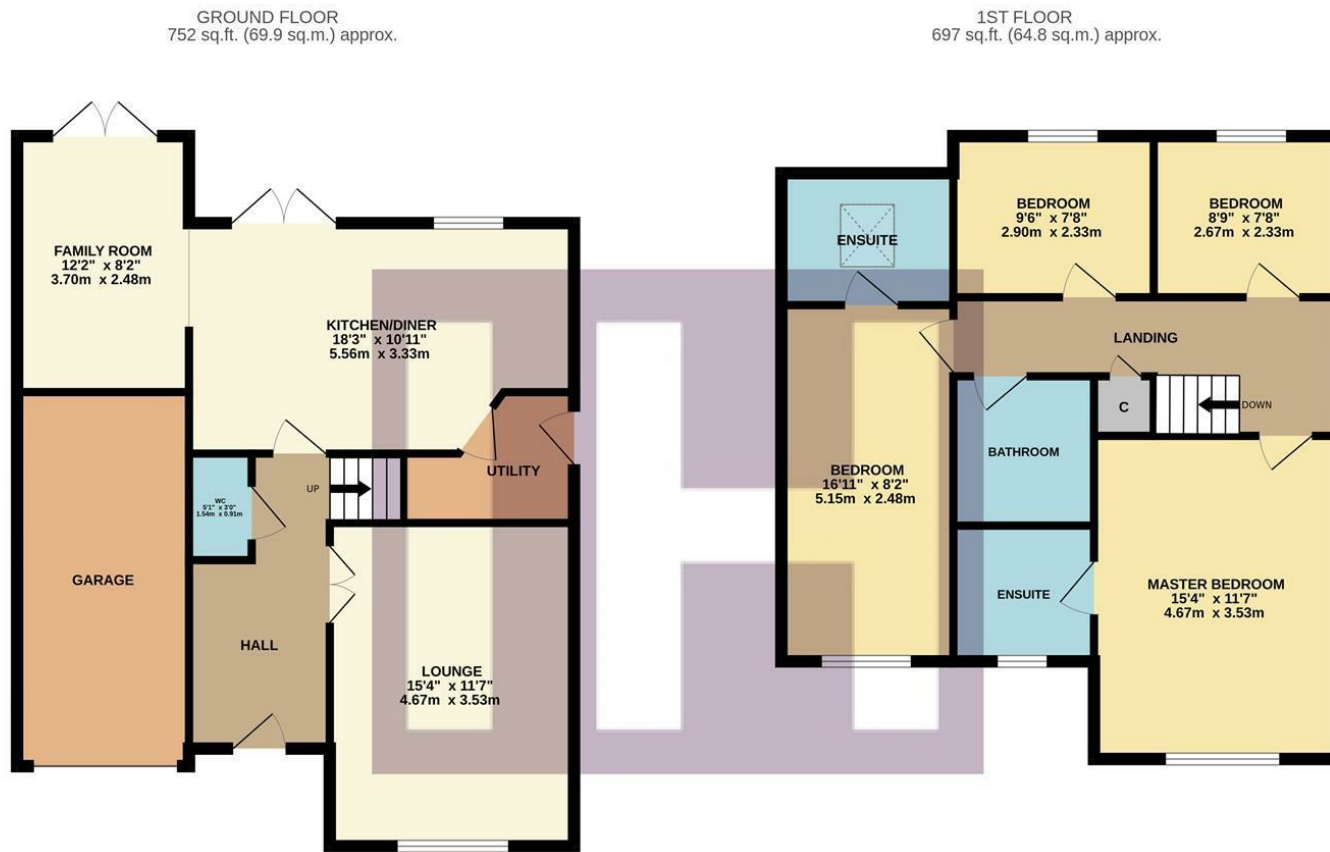
Upstairs are four bedrooms. Bedrooms one and two both enjoy ensuite shower rooms. The other two bedrooms share a family bathroom. The house has gas central heating and double glazing.



Outside, there is a lawned front garden, off-road parking, and an integral garage. The rear garden is attractive and generous, enclosed, mainly lawn, with a patio.

The home is on the Queensgate development with access to the A66 and local amenities, including Lidl, Hartburn Primary School, Ian Ramsey Church of England Academy, and Ropner Park.

The Layout



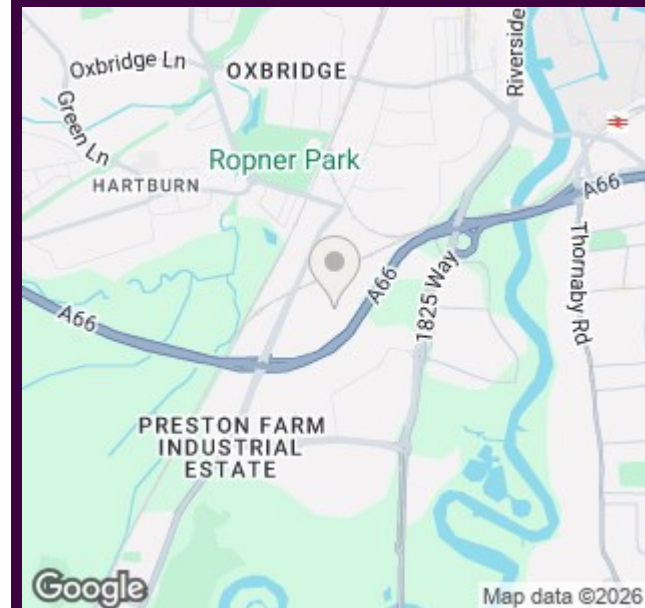
TOTAL FLOOR AREA : 1449 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		89	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	79		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 

The Location



Council Tax Band:
Tenure:

E
Freehold



- Priced to sell under a Taylor Wimpey assisted Move Scheme
- Large, four bedroom / two ensuite Bellway Design
- Other examples available at over £300,000
- Separate lounge, kitchen/diner and family room
- Generous and attractive enclosed rear gardens
- Early viewing advised - Call 01642 671025