

Spaunton Close, Hemlington



Asking Price £239,995

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Impressive and updated, this attractive four bedroom property boasts a generous plot, bringing a large established rear garden, front garden, large drive and detached double garage, whilst being situated in this favoured location just off 'Hemlington Hall Road'.

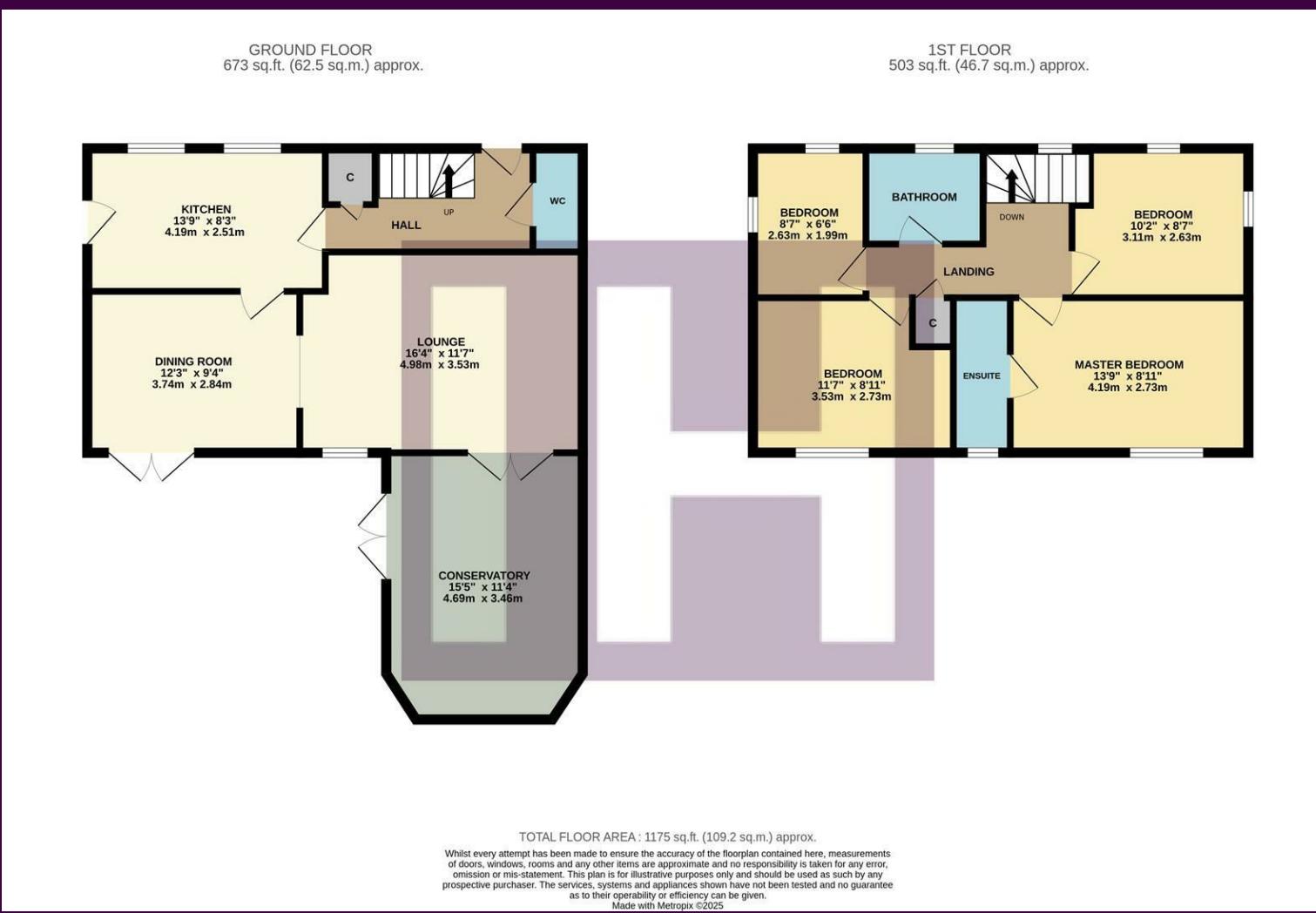
A large rear conservatory makes the most of the lovely gardens, whilst significantly enhancing the living space, which is further improved with the impressive updated family bathroom and 'Master' ensuite.

The accommodation briefly comprises an entrance hall, cloakroom/WC, fitted kitchen, adjoining dining room, spacious lounge and conservatory to the ground floor. The first floor delivers four good bedrooms, 'Master' with ensuite and separate family bathroom.

Modern and especially well presented, viewing is strongly advised.

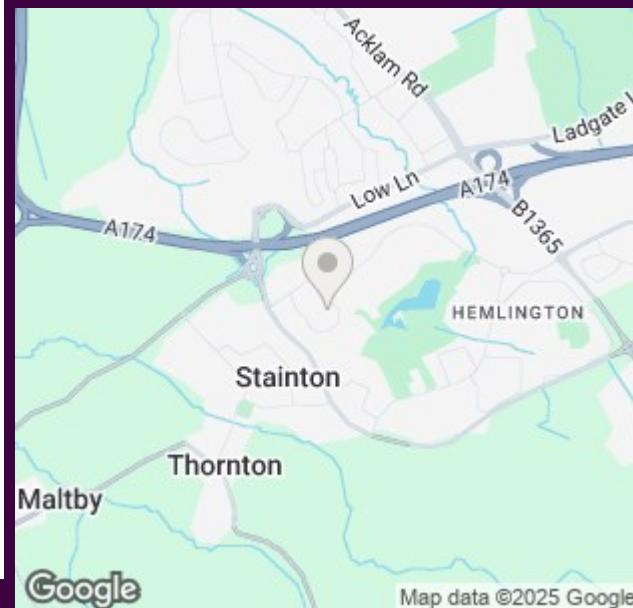


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Location



Council Tax Band: D
Tenure: Freehold



- Generous plot with attractive gardens, double garage and large drive
- Favoured location off 'Hemlington Hall Road'
- Large rear conservatory, spacious lounge and separate dining room
- Impressive updated bathrooms and ensuite
- Available with 'No Forward Chain'



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