





**£385,000**

Located in the sought-after town of Woburn Sands, on the modern development of Summerlin Drive is this three-bedroom, semi-detached family home. The ground floor comprises a lounge, downstairs cloakroom and kitchen/diner leading on to the rear garden. On the first floor you have three bedrooms with an en-suite to main bedroom and family bathroom. Further benefits include a garage, ample off-road parking and being within walking distance to the High Street and Woburn Sands train station.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Double glazed window to side aspect. Radiator, stairs rising to first floor.

## CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, extractor fan, splashback tiling.

## LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen/diner.

## KITCHEN/DINER

Double glazed window and double doors to rear. Fitted with a range of base and eye level units with square edge work surface and upstand over, integrated: gas hob with extractor hood over, washing machine, dishwasher, electric double oven, and fridge freezer; wall-mounted boiler, one and a half bowl stainless steel sink with mixer tap over, door to cloakroom, storage cupboard, radiator.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom, radiator, loft access.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

## EN-SUITE

Double glazed window to front aspect. Low level WC, fully tiled shower cubicle, wall-mounted wash hand basin with mixer tap, splashback tiling, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Low level WC, wall-mounted wash hand basin with mixer tap, bath with shower attachment over, splashback tiling, heated towel rail.

## OUTSIDE

## GARAGE/PARKING

Garage with up and over door, power and lighting, eaves storage. Driveway providing off-road parking for two vehicles, with a further block paving area providing parking for several vehicles.

## FRONT GARDEN

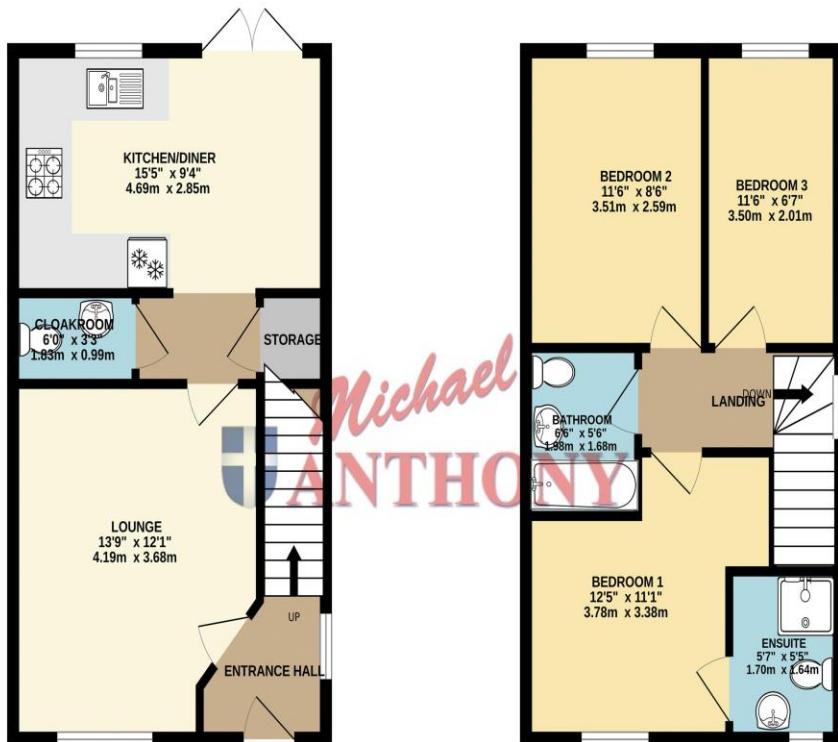
Path to front door, gravel border, outside light.

## REAR GARDEN

Mainly laid to lawn with patio area, outside tap, outside light, electric point, side gated access, shrub/flower borders, enclosed by panel fencing.

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

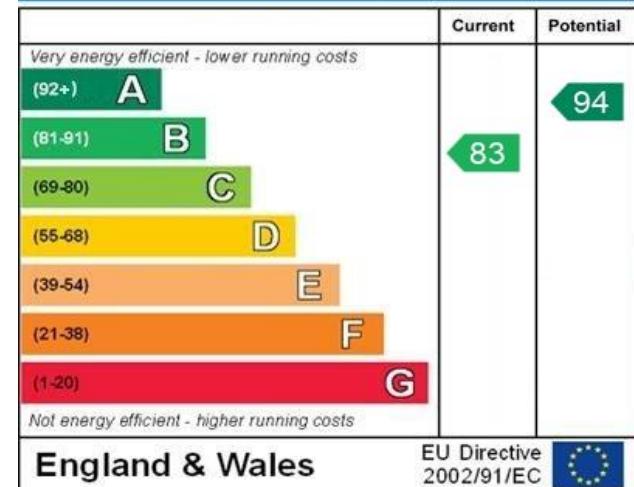


TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### Energy Efficiency Rating



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