



11 Horton Drive, Weston Coyney

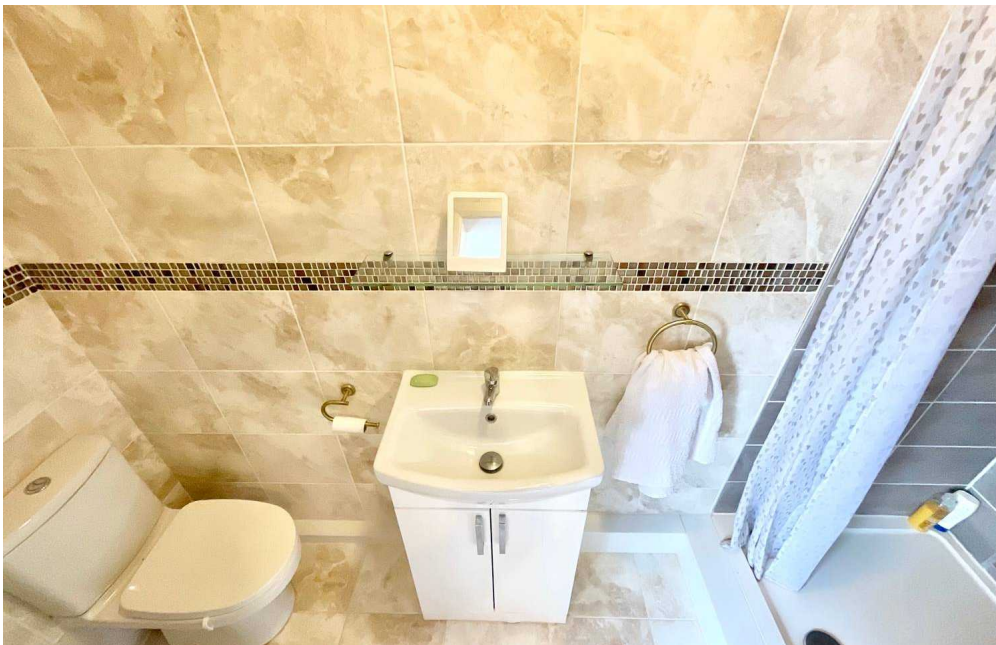
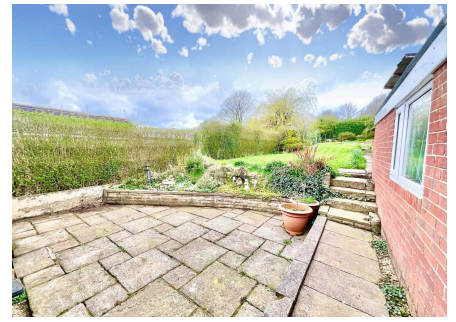
£250,000 Freehold



HUGE garden, with a secret gate leading you out to Parkhall Country Park. • Stylish kitchen/diner with separate utility area, along with a light conservatory that boasts a roof lantern! • Handy commuter links of M6, A500/A50 and A34 are close by along with popular schooling. • Large family bathroom along with separate En-suite and downstairs W/C. • Spacious and modern 3 bed semi-detached with large driveway including a POD POINT EV charging point and separate garage.



'Rise up in the morning, smile at the rising sun, three little birds pitch by the doorstep, singing sweet songs of melodies pure and true, this is our message to you!' Don't miss out on this fantastic 3 bed semi-detached that offers handy commuter links to the M6, A500/A50 and A34 along with popular schooling not far away. As you walk up the sizable driveway which included a Pop Point EV home charger, you are welcomed to an entrance porch that leads you to the entrance hall. Through the double doors to your left is the good-sized, cosy living room with a bay window to the front. A helpful under stair guest W/C can be found in the entrance hall. To the rear of the property is the modern kitchen/diner that comes with fitted appliances such as a fridge/freezer, dishwasher, oven and five ring over the counter hob. A handy utility area is just off the kitchen and is a great place to hide the washing machine and laundry basket. French doors lead out to the light and airy conservatory that boasts a roof lantern, perfect for dining under the stars. Upstairs are the sleeping arrangements; two double bedrooms and one single. The bedroom to the front also has a bay window, allowing plenty of natural light in. The bedroom to the rear has built in storage cupboards and its own En-suite. The third bedroom could double up as an office if you work from home or a nursery. The stylish family bathroom has a spacious shower cubical and storage cupboard. The showstopper here is the HUGE garden! Plenty of space for children to run around and play or if you have green fingers, you're in luck! If you like countryside walks, this property has its own gate that leads you out onto Parkhall Country Park. A separate garage can also be found to the side of the garden and is a great place for storing that lawn mower. So don't worry about a thing and pick up the phone now to book your viewing before it's too late – 01785 814917.



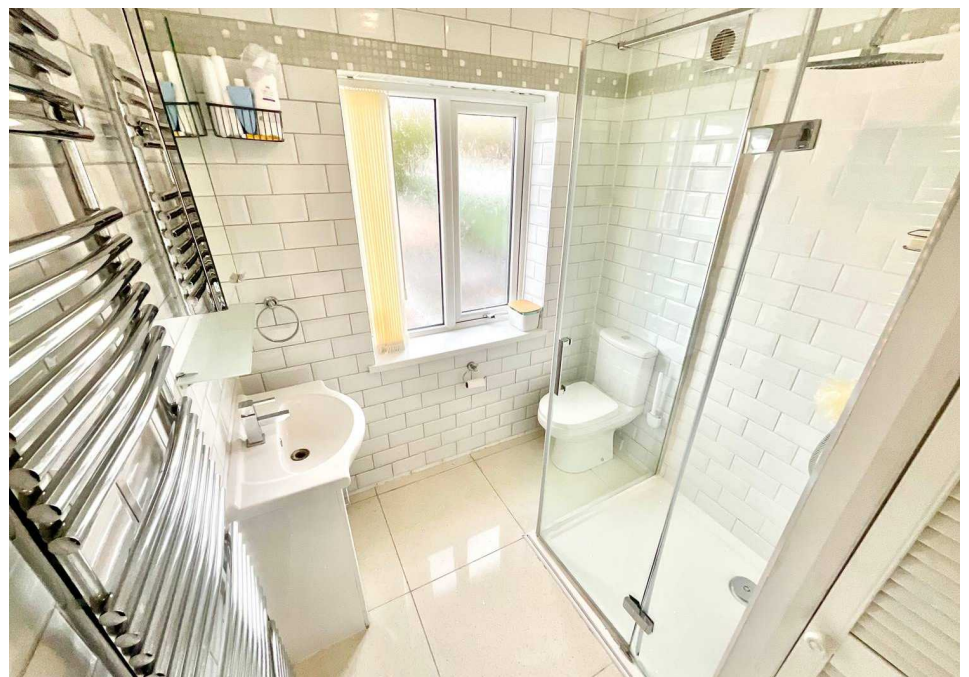
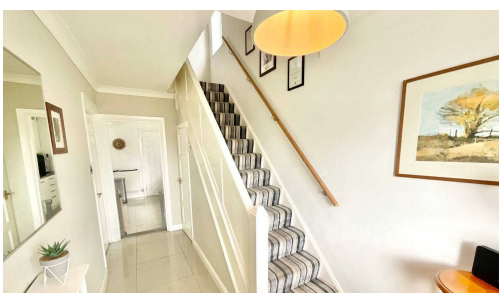
Charming 3-bed semi-detached with convenient commuter links. Modern kitchen/diner with fitted appliances, spacious driveway, Pod Point EV, large garden, and access to Parkhall Country Park. En-suite bedroom, cosy living room, and airy conservatory. Book your viewing now! Call 01785 814917.

Council Tax band: C

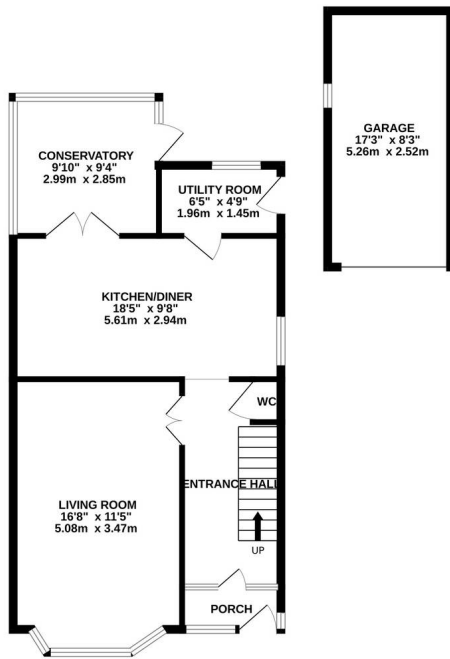
Tenure: Freehold

EPC Energy Efficiency Rating: D

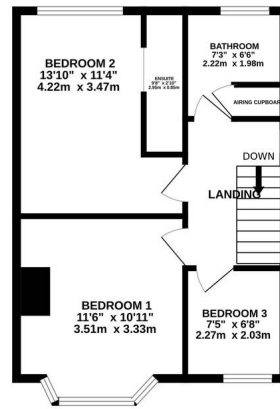
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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