



45 Sandringham Crescent, Hanford

£210,000 Freehold



Buyer Incentive Available - please speak to a member of Staff - this Small and select development of just two properties finished to an exacting standard • Three bedrooms, stylish bathroom and guest cloakroom, living room and kitchen diner • Kitchen appliances include fridge freezer, dishwasher, oven, induction hob and cooker hood. • Block paved driveway providing off road parking and enclosed west facing rear garden with lawn and patio seating area • Lovely features such as underfloor heating, fitted flooring and carpets throughout meaning you're all ready to move in.



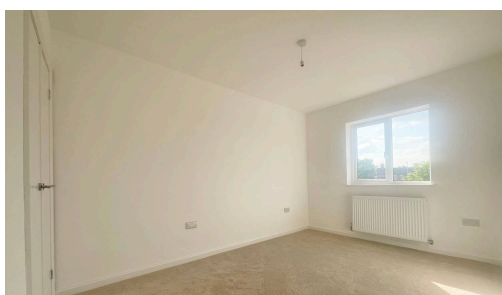
**** Buyer Incentive Available – Please Speak To A Branch Colleague **** Embrace your inner King and Queen, but instead of moving around in the seasons, forget Balmoral and Buckingham just lay your crown in Sandringham Palace and make it home. This gorgeous new build property is one of only two in this select development and popular location, it offers an excellent opportunity to move straight in without having to do anything other than simply unpack your case. The accommodation is spacious and well appointed, with the luxury of underfloor heating throughout the ground floor, a front facing living room, guest cloakroom, stylish dining kitchen with fitted appliances including a fridge freezer, dishwasher, oven, and induction hob with cooker hood over and having French doors which lead into the rear West facing garden where there is a good size lawn and paved patio, on the first floor there are two good size double bedrooms having built in wardrobes, and a third bedroom with built in storage as well as the lovely bathroom with L shaped bath having shower over, pedestal wash hand basin with storage beneath and W.C. Located in the popular spot of Hanford, you are situated conveniently close to excellent commuter links via the A34 and M6, and there are a great selection of amenities including shops and schools.



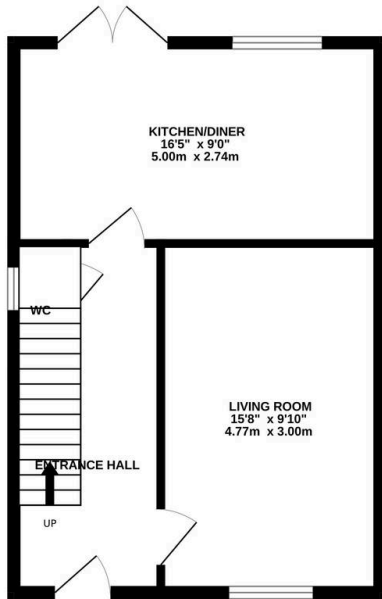
Regal living awaits at this exclusive new build three bedroom semi detached in Hanford. Enjoy spacious interiors, underfloor heating, stylish kitchen, West-facing garden, and great local amenities. Convenient for commuters with easy access to A34 and M6. Ideal for royalty or anyone seeking a hassle-free move.

Council Tax band: TBD

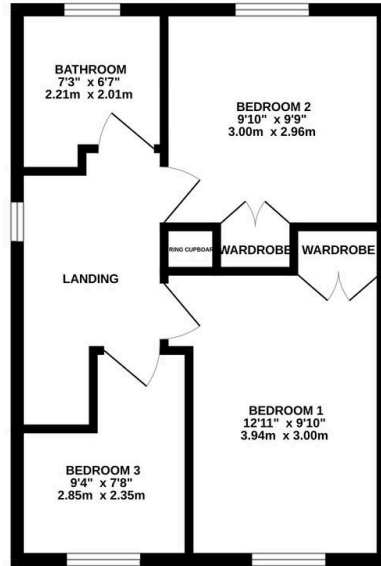
Tenure: Freehold



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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