



Taverner Way, High Green, S35

Offers Over £290,000

- FREEHOLD
- POPULAR AREA
- COUNCIL TAX BAND D - £2,161.31
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO EXCELLENT AMENITIES
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- THREE BEDROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL TRANSPORT AND MOTORWAY LINKS

Taverner Way, High Green, S35

****BEAUTIFULLY PRESENTED THROUGHOUT - FREEHOLD**** This stylish three bedroom detached family home is situated on a quiet cu de sac which is conveniently placed close to the local schools and amenities. Not only does this property benefit from being a short distance away from wonderful countryside locations, but also has the M1 and motorway connections close by. The property briefly comprises of; Entrance lobby; Breakfast kitchen; Open plan lounge dining room; Conservatory; Downstairs cloakroom; Stairs to the first floor; Bedroom one with en suite; Bedroom two; Bedroom three with built in storage areas; Family bathroom; Front driveway; Rear garden;



Council Tax Band: D



ENTRANCE LOBBY

Access via a uPVC entrance door into the entrance lobby which is open plan to the breakfast kitchen and has; uPVC double glazed window to the side elevation; Stairs rising to the first floor;

BREAKFAST KITCHEN

This modern breakfast kitchen comprises of; White gloss wall, base and draw units, with black roll top work surfaces; Single sink and drainer with mixer tap; Integrated double oven; Four ring hob with extractor hood above; uPVC double glazed window to the front elevation; Space and plumbing for a washer/ dryer and upright fridge/ freezer; Solid door to under stair storage; Breakfast seating area; Tile effect flooring; Ceiling light point; Central heating radiator; Solid door to the downstairs cloakroom; Part glazed door to the lounge;

OPENPLAN LOUNGE DINING ROOM

This spacious open plan living area has; Feature electric fireplace set against a decorative paneled wall; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light points; Central heating radiators; Double patio doors opening to the conservatory;

CONSERVATORY

Having; uPVC double glazed windows to all aspects; Exposed brick wall; Recessed ceiling spot lights; Wood effect flooring; uPVC double glazed window to the dining area; uPVC double glazed entrance doors to the rear garden;

DOWNSTAIRS CLOAKROOM

Having; WC with push button flush; Wash basin set into vanity storage unit; Tiles to splash areas; Grey wood effect flooring; Extractor fan; Ceiling light point; Central heating radiator;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Spacious bedroom one has; uPVC double glazed windows to the rear elevation; Solid door to the walk in wardrobe storage area, with uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to the en suite;

EN SUITE

Comprising of; WC with push button flush; Wash basin; Shower cubicle with wall mounted shower and side screen doors; Tiled walls and flooring; Extractor fan; Wall mounted mirror; Ceiling light point;

BEDROOM TWO

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; uPVC double glazed window to the front elevation; Solid doors to built in storage areas; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

This great size family bathroom has; WC with push button flush; Wash basin; Free standing bath with handheld shower attachment; Wall mounted mirrored vanity unit; uPVC obscure double glazed window to the side elevation; Grey wood effect flooring; Ceiling light point;

FIRST FLOOR LANDING AND STAIRS

With; Carpet flooring; Loft hatch access; Ceiling light point; Solid doors to the three bedrooms and the family bathroom;

DRIVEWAY

Providing off road parking for multiple vehicles; With side pebble bed and lawn;

REAR GARDEN

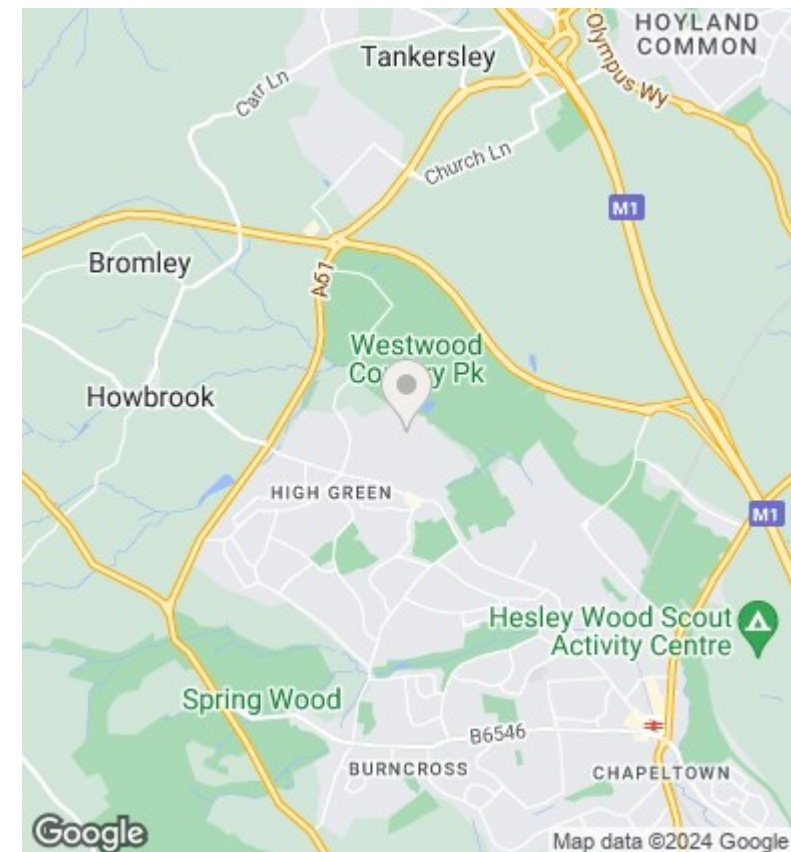
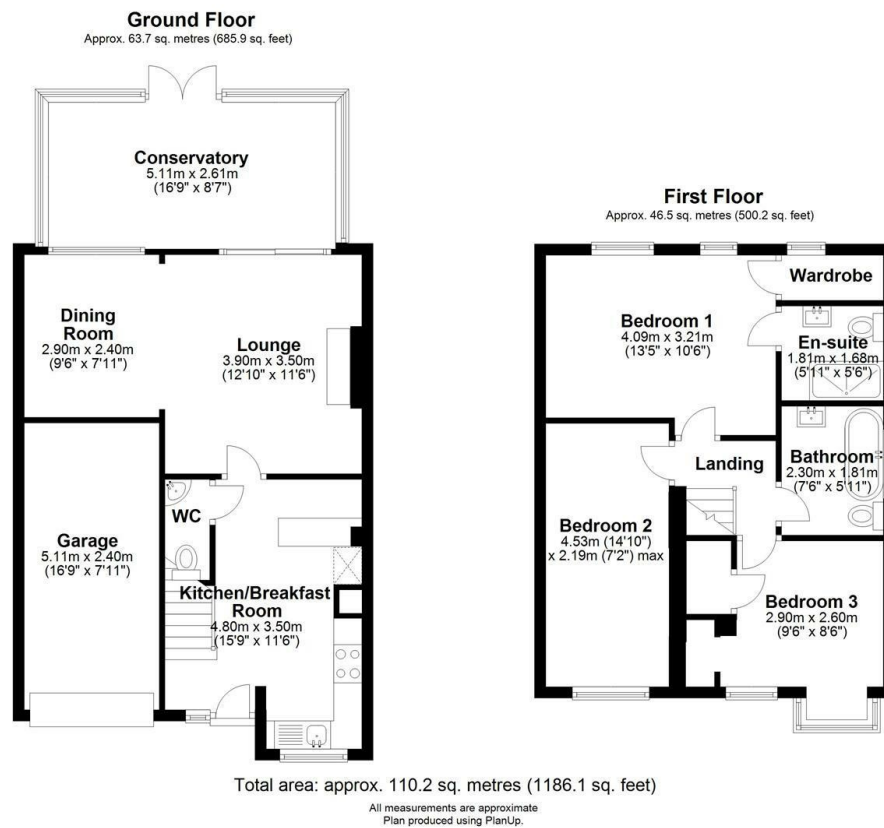
Accessed through glazed double doors from the conservatory; This bright rear garden is predominantly laid to lawn with a decked entertaining area to the rear; Fence borders to all sides; Side access from the front of the property through a gate;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	