



## 38 Hazeldene, BL5 2SJ

### £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property occupying a generous plot within a lovely quiet cul de sac. This lovely home is well presented throughout and boasts generous accommodation together with private rear gardens and ample off road parking. Offered with no onward chain, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. The kitchen dining room sits to the rear and has French doors opening into the rear gardens. A handy downstairs cloakroom completes the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, this property is positioned within a sought after cul de sac with larger than average front gardens providing off road parking. The enclosed rear gardens are laid to lawn and provide generous outdoor space together with a good degree of privacy.



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

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                              |
|-----------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                              |
| (92 plus) <b>A</b>                                  |         |                                                                                                              |
| (81-91) <b>B</b>                                    |         |                                                                                                              |
| (69-80) <b>C</b>                                    |         |                                                                                                              |
| (55-68) <b>D</b>                                    |         |                                                                                                              |
| (39-54) <b>E</b>                                    |         |                                                                                                              |
| (21-38) <b>F</b>                                    |         |                                                                                                              |
| (1-20) <b>G</b>                                     |         |                                                                                                              |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



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