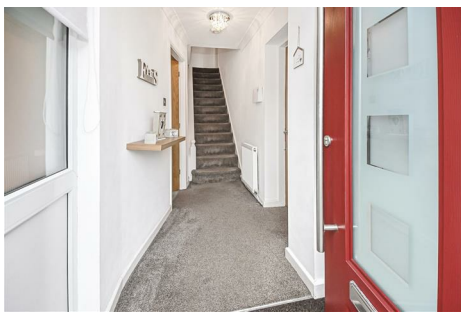


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Broadwell Drive, Pennington

Situated in a much sought after location is this spacious extended detached executive family home offering very well presented accommodation with four bedrooms, two reception rooms and off road parking, garage and gardens to the front and rear

VIEWING HIGHLY RECOMMENDED

**Asking Price £449,995**



# 15 Broadwell Drive

## Pennington, WN7 3NE



In further the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator.

INTEGRAL GARAGE

LOUNGE

14'10 (max) x 11'4 (max) ( 4.27m'3.05m (max) x 3.35m'1.22m (max) )

Feature Fireplace. Radiator. TV point

KITCHEN/FAMILY ROOM

23'5 (max) x 18'5 (max) (7.01m'1.52m (max) x 5.49m'1.52m (max) )

Modern fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven, hob and extractor. Integrated fridge and freezer. Feature island. Radiator. Doors to rear of the property

OFFICE/BEDROOM

12'6 (max) x 7'3 (max) (3.66m'1.83m (max) x 2.13m'0.91m (max))

Radiator. TV point.

ENSUITE

15'11" (max) x 9'4" (max) (4.85 (max) x 2.84 (max))

Low level WC. Vanity built in wash basin with storage. Large walk in shower. Heated towel rail. Fully tiled.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

11'10 (max) x 8'6 (max) (3.35m'3.05m (max) x 2.44m'1.83m (max))

11'10 (max) x 8'6 (max) Fully fitted wardrobes. Radiator.

ENSUITE

Large shower cubicle. Vanity built in wash basin with storage. Low level WC. Heated towel radiator. Fully tiled.

BEDROOM

16'5 (max) x 7'9 (max) ( 4.88m'1.52m (max) x 2.13m'2.74m (max) )

Radiator. TV point

BEDROOM

14'8 (max) x 8'5 (max) (4.27m'2.44m (max) x 2.44m'1.52m (max) )

TV point. Radiator.

BEDROOM

8'11 (max) x 7'11 (max) (2.44m'3.35m (max) x 2.13m'3.35m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment. Vanity built in hand basin. Low level WC. Heated towel rail. Fully tiled walls.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking to the front leading to an integral garage.

GARDENS

The property has the benefit of gardens to the front and rear. The rear garden is beautifully presented and is mainly laid with artificial grass with raised flower beds and established plants and trees with a paved patio area.

TENURE:

Freehold

COUNCIL TAX

Council Tax Band C

VIEWING :

By appointment with the agent as overleaf.

PLEASE NOTE :

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



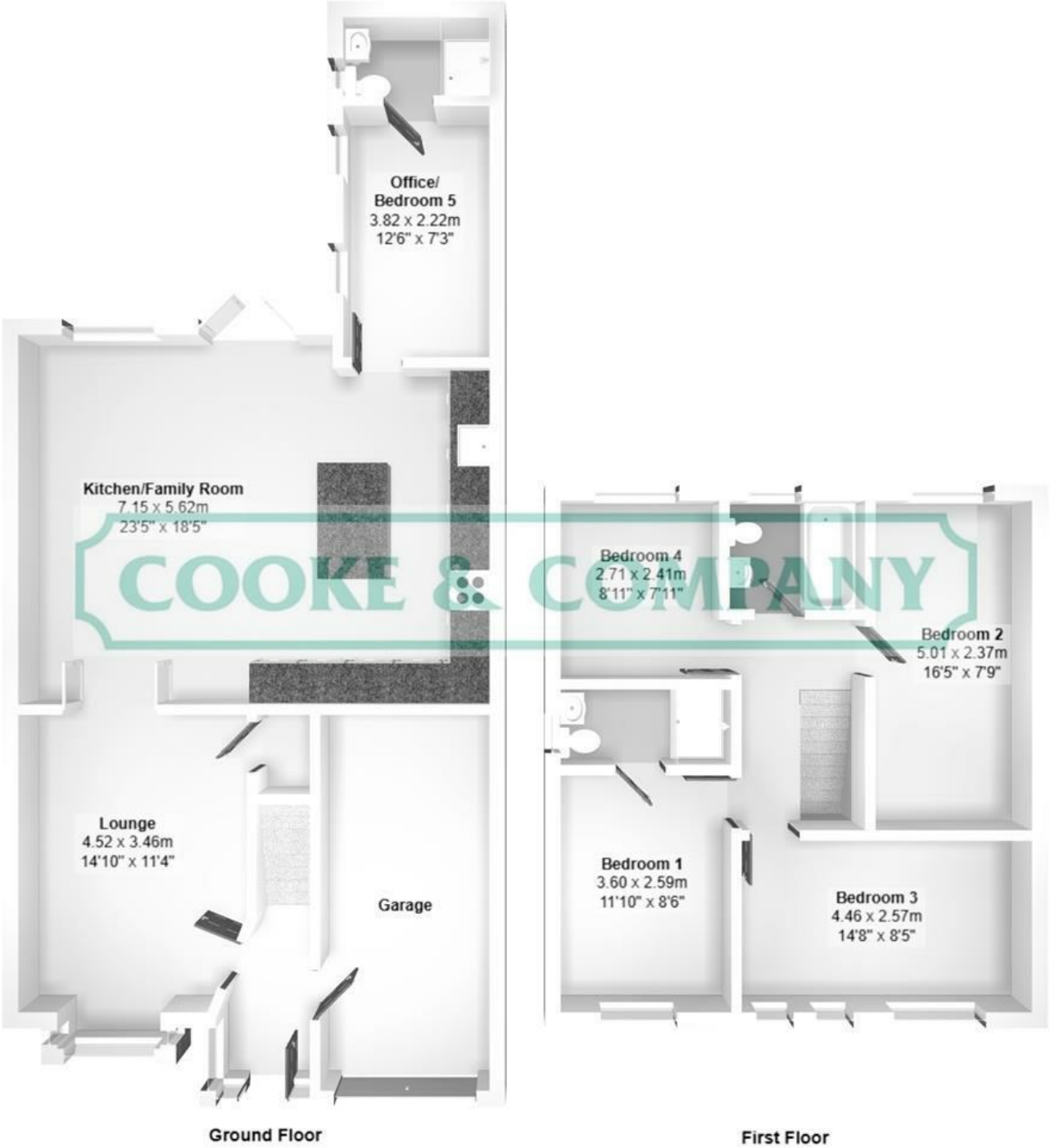
Directions  
WN7 3NE





Floor Plan

15 Broadwell Drive, Pennington



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	