

# MALUS FIELD, TOWCESTER, NN12

£310,000

Immaculate Three bedroom Semi-detached family home situated in the charming village of Pattishall



A beautifully presented three bedroom semi-detached family home situated in a quite cul-de-sac in the charming village of Pattishall.

This quintessential purpose built eco friendly property briefly comprises of entrance hall, lounge, kitchen, family room with underfloor heating, utility and Cloackroom. To the first floor there are two double bedrooms, en-suite to master bedroom, and a further single bedroom, family bathroom and all air source heat pump radiator central heating. uPVC double glazing.

Externally the property has a fully enclosed rear garden, single garage and driveway providing off road parking..

EPC rating : C

- Three bedroom Semi Detached Family Home
- Family room with underfloor heating
- Utility
- En-suite to Master bedroom
- Garage & driveway
- Cul-de-sac
- Village loaction
- Immaculate throughout
- EARLY VIEWING RECOMMENDED



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## Family Room 11'4" x 9'6"



The perfect dual aspect family room windows to side and rear. Under floor heating, French doors leading to rear garden

## Kitchen 12'4" x 11'11"



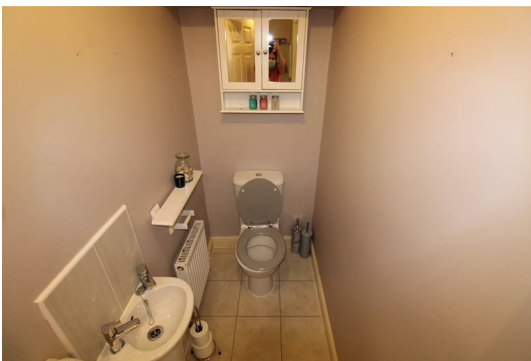
Tastefully designed fitted kitchen comprising of a range of base and wall mounted units with complimentary worktops. Stainless steel sink and single drainer with mixer tap over. Integrated fridge/freezer and dishwasher. Built-in eye level electric oven. electric hob and extractor hood over. French doors leading to Family room. Open plan to Utility area.

## Utility



Fitted base unit with work surface over. Plumbing for washing machine

## WC



Close coupled toilet with wall mounted sink

## Lounge 14'7" x 12'0"



Window to front aspect ,

## Master Bedroom 9'4" x 8'9"



Double Bedroom, Window to front aspect, built-in double wardrobe, door leading to En-suite

## Bedroom 2 12'3" x 8'9"



Second double bedroom, Window to rear aspect, built-in double wardrobe

## Bedroom 3 6'4" x 7'7"



Window to rear aspect

## Bathroom



Fitted with a three piece suite comprising of a bath, pedestal wash basin and close couple toilet with complimentary tiling.


## EnSuite



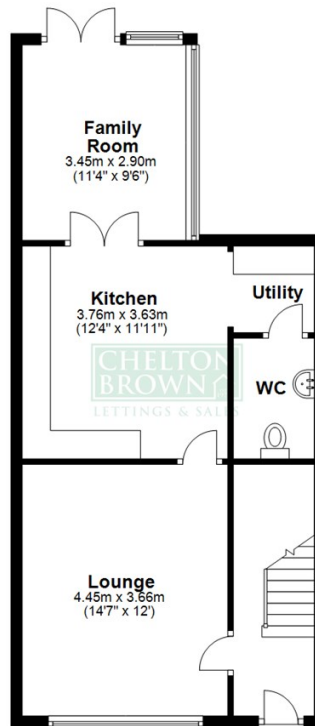
Fitted three piece suite comprising of tandem shower cubicle with sliding shower door, wash basin and close coupled toilet.

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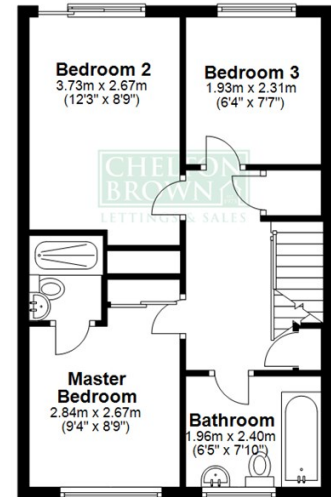
Price £310,000

| Energy Efficiency Rating                    |  | Current                    | Potential  |
|---|--|----------------------------|--|
| Very energy efficient - lower running costs |  |                            |  |
| (92 plus) <b>A</b>                          |  |                            | <b>75</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 |  |                            |  |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |  |

**Ground Floor**  
Approx. 53.3 sq. metres (573.3 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

