

## Summary

Introducing this delightful three-bedroom home nestled within the sought-after Boyton Place development, this home boasts an enviable location and modern construction. The property has so much to offer including, ensuite, bathroom & WC, kitchen/diner, lounge, private garden & driveway for two cars.

## Description

### Approximate Room Sizes

THE PROPERTY Introducing this delightful three-bedroom home nestled within the sought-after Boyton Place development, this home boasts an enviable location and modern construction. Positioned on Orbell Avenue, the property welcomes you with its appealing block-paved driveway, accommodating two vehicles with ease, complemented by additional casual parking options. A charming front garden, meticulously maintained, guides you along a pathway to the entrance.

Upon stepping inside, the entrance hall provides a tantalising preview of the home's interior, with a part-glazed internal door offering a glimpse into the ground floor, where you'll discover a

convenient ground floor cloakroom. The lounge beckons with its luminous ambiance, featuring a front-facing window, generous under-stair storage, and seamless access to the inviting kitchen/diner.

The kitchen/diner presents a haven for culinary endeavors, boasting an array of base and eye-level cupboards adorned with sleek worktops. Fully integrated appliances, including a washing machine, fridge/freezer, dishwasher, oven, and hob, cater to modern convenience, ensuring both practicality and style.

Venture to the first floor to find three well-appointed bedrooms, with the primary bedroom enjoying the luxury of an ensuite shower room for added privacy and comfort. The family bathroom

serves the remaining two bedrooms, offering both functionality and elegance.

Externally, the rear garden provides an idyllic retreat, offering ample space for outdoor enjoyment and entertainment. Enclosed by fencing, the garden provides a sense of seclusion and tranquility, predominantly laid to lush lawn, promising endless opportunities for relaxation and recreation.

This property presents an exceptional opportunity to embrace contemporary living within a thriving community, combining comfort, style, and convenience in equal measure.

ENTRANCE HALL

WC

LOUNGE 14' 1" x 12' 1" (4.3m x 3.7m)

KITCHEN/DINER 15' 5" x 8' 10" (4.7m x 2.7m)

BEDROOM 9' 6" x 9' 6" (2.9m x 2.9m)

ENSUITE

BEDROOM 9' 0" x 7' 6" (2.75m x 2.3m)

BEDROOM 7' 6" x 6' 0" (2.3m x 1.85m)

BATHROOM

## Additional Information

Local Authority –

Council Tax Band –

Tenure – Freehold

Services – %full\_services%

Post Code – CB9 7JY

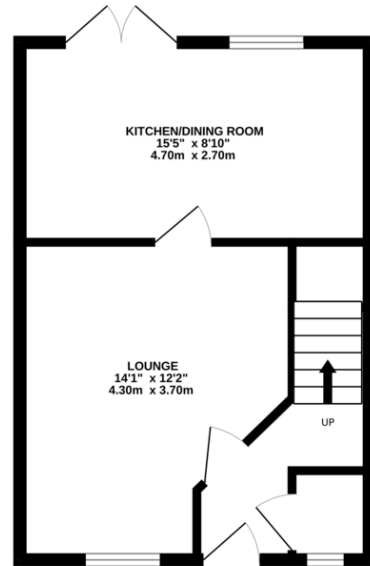
Viewings by appointment

Bychoice Estate Agents

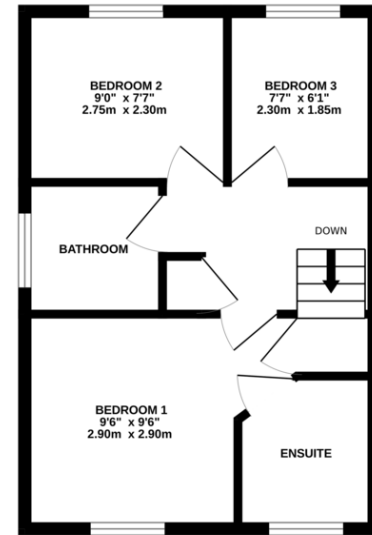
Tel: 01440 768919



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Orbell Avenue | Little Wratting | CB9 7JY

£285,000

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- THREE BEDROOMS
- ENSUITE, BATHROOM & WC
- DRIVEWAY FOR TWO CARS
- 10 YEAR WARRANTY FROM NEW