



## 9 Heron Close, Sayers Common, BN6 9LF

£385,000

Nearly-new, stunningly presented two bedroom semi-detached home in The Cartwright design with two allocated parking spaces and remainder of 10-year NHBC guarantee



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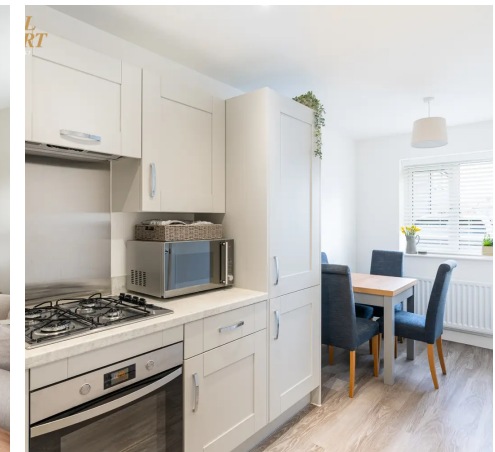
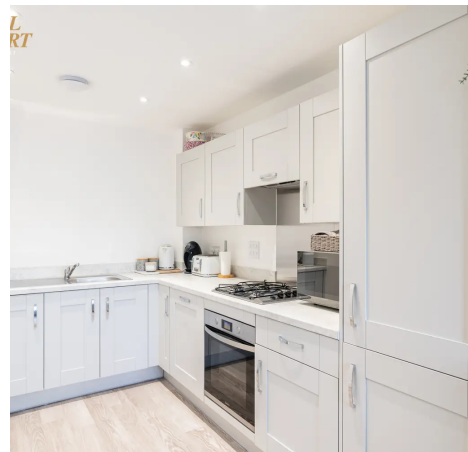
# 9 Heron Close

## Sayers Common

- Nearly new with remainder of 10-year NHBC guarantee (from April 2022)
- Cul-de-sac location
- Close proximity to A23 allowing quick access to M23 and beyond
- Two allocated parking spaces
- Kitchen/diner with integrated appliances
- Downstairs w/c
- Two double bedrooms
- Bedroom one with fitted wardrobes added, not as standard
- Three-piece suite bathroom
- Council tax band D – Energy performance rating B

Front door leads into a spacious hallway with doors to all ground floor rooms and staircase to first floor. There is a smaller utility cupboard housing the fuse board next to the front door and a larger under-stairs cupboard for general storage. The downstairs cloakroom is next to the under-stairs cupboard which has an extractor fan. The current owners paid for AMTICO flooring throughout the hallway, kitchen/diner and upstairs bathroom which is not a standard inclusion from the builders.

The kitchen/diner is bright and spacious with room for a dining table. The kitchen is fully fitted with storage cupboards and integrated fridge/freezer, dishwasher, washing machine, oven, hob and extractor. The lounge sits at the rear of the property with a TV point in the corner, and plenty of space for sofas and chairs. There is a door leading to the rear garden.



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Upstairs, you come to a spacious landing with doors leading to both bedrooms, the bathroom and large storage cupboard also housing the Logic combi boiler. Bedroom one sits at the rear of the property overlooking the garden and is a large double bedroom. The current owners have had venetian blinds fitted, a curtain rail and had a carpenter fit 3 large fitted wardrobes which does not come as standard. Bedroom two sits at the front of the property and is also a large double bedroom. There is an alcove suitable for a desk to work from home or a large wardrobe with two windows fitted with venetian blinds and curtains to the front making it a very bright room. The bathroom is a three-piece suite with w/c, basin and shower over bath which they also chose to upgrade adding a fixed shower unit above the bath taps. There is also a heated towel radiator.

Outside, to the front of the property lies two numbered, allocated parking spaces. The current owners have also had an electric car charging point near one of their spaces. There are also small flowerbeds to the front of the property. The rear garden is 48ft long and the current owners have had the patio re-laid and enlarged farther than the builders spec with wiring underneath with potential to wire further into the garden for lighting. There is a large storage shed at the bottom of the garden and there is side-access to the front too.





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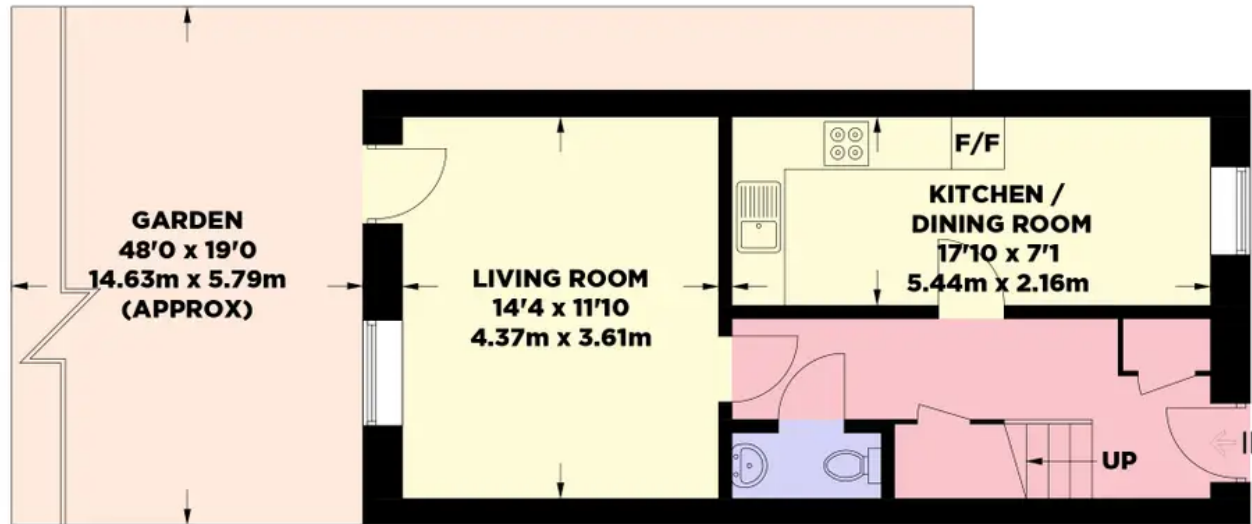
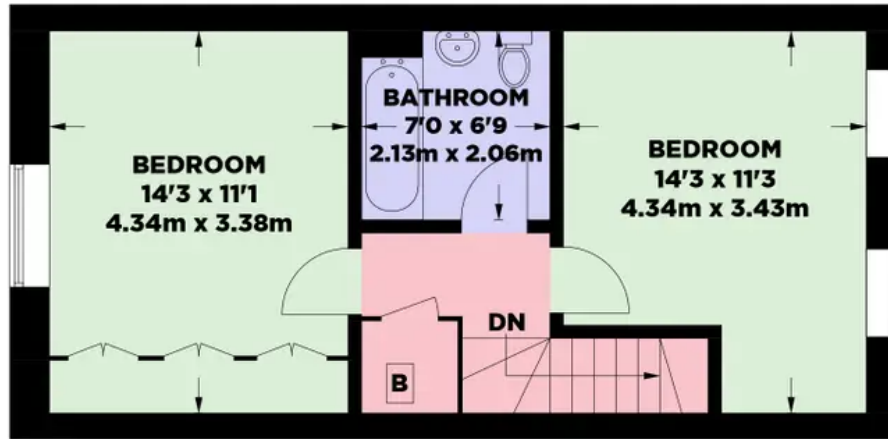
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## 9 HERON CLOSE

APPROXIMATE GROSS INTERNAL AREA  
**872 sq ft / 81.0 sq m**



- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display



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