



Duffryn Oaks Drive, guide price £325,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 bedroom detached Family home
- Integral Garage and Driveway
- No ongoing chain
- Council Tax Band F
- Sought after location
- EPC Rating: C



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About the property

Welcome to this stunning four-bedroom detached home, offering generous living space across three floors and a thoughtfully designed layout ideal for modern family life.

Inside, you're greeted by a bright and spacious entrance hall filled with natural light. On the ground floor, a well-proportioned double bedroom with en-suite shower room - perfect for guests, older children, or multi-generational households. Across the hall, a separate utility room provides practicality and leads directly into the integral garage, offering great potential for conversion into a gym, office, or additional living area.

The first floor reveals the main living space - an expansive open-plan lounge and dining room that provides the perfect setting for both entertaining and relaxing. French doors open directly onto the garden, creating a seamless indoor-outdoor connection. Adjacent, the spacious kitchen comfortably accommodates a dining area, making it the ideal social hub for family meals.

The top floor has three further bedrooms, including a generous master bedroom complete with a stylish en-suite shower room and two spacious double bedrooms - ideal as a nursery, home office.



Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

35' 1" Max x 19' 4" Max (10.69m Max x 5.89m Max)

Bedroom Four With En Suite

14' 7" x 9' (4.45m x 2.74m)

Shower Room

9' x 6' 2" (2.74m x 1.88m)

Utility Room

9' x 5' 2" (2.74m x 1.57m)

Garage

9' 2" x 19' 4" (2.79m x 5.89m)

First Floor

Reception Room

30' 1" max x 16' 8" max (9.17m max x 5.08m max)

Kitchen/Diner

21' 6" x 9' 3" (6.55m x 2.82m)

Second Floor

Bedroom One With En Suite

21' 5" x 9' 2" (6.53m x 2.79m)

Bedroom Two

17' 6" x 9' (5.33m x 2.74m)

Bedroom Three

12' 9" x 7' 3" (3.89m x 2.21m)

Bathroom

8' 10" Max x 8' 5" Max (2.69m Max x 2.57m Max)

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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