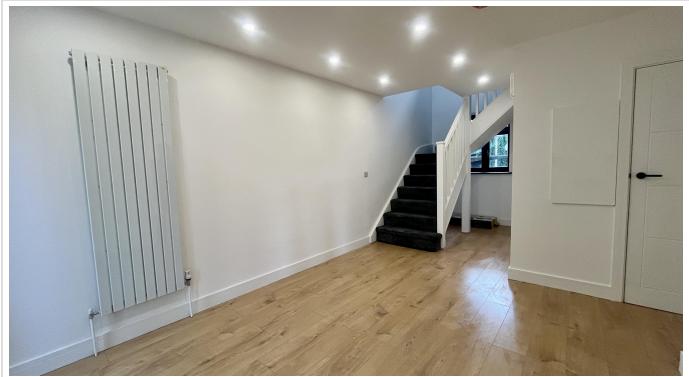


4 Bed Detached In Priory Road , Noak Hill, RM3 9AT

£750,000





SHORT DESCRIPTION

Property Ref: 15807 Offers in region £750,000 - £770,000. Further Extension Potential (STPP). An exceptional opportunity to acquire this beautifully appointed four-bedroom detached home, perfectly positioned within one of Noak Hill's most desirable addresses. This remarkable property combines timeless architectural elegance with contemporary luxury, offering the ultimate in refined family living. Rear garden 12m x 8m (130ft x 86ft) approx. Front garden 20m x 8m (215ft x 86 ft) approx. Key Highlights:

- Four generously proportioned bedrooms
- Two stylish bathrooms featuring premium fittings and finishes
- Modern kitchen complete with bespoke cabinetry and Bosch integrated appliances
- Elegant reception room with high ceilings and abundant natural light
- Located next to park with reindeers
- Off-street parking for two full-size cars
- Further extension potential

Every element of this home has been thoughtfully designed to deliver exceptional quality and sophistication. A rare opportunity to own a residence that truly embodies luxury living in Noak Hill. Property Type: Detached Full selling price: £750,000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1465 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Off street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

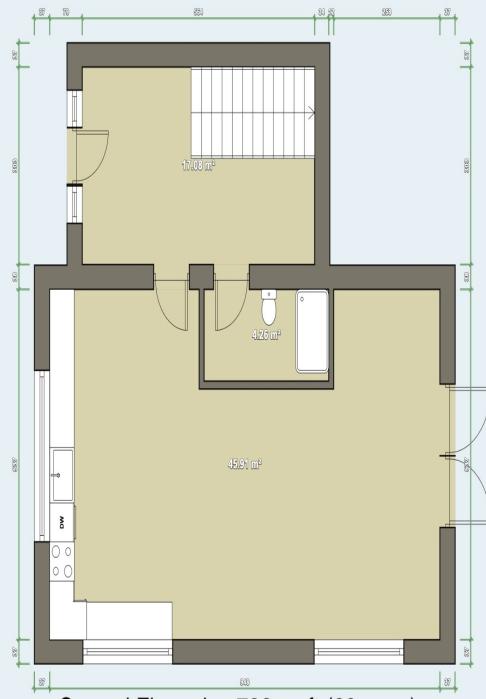
1

Living Room(s)

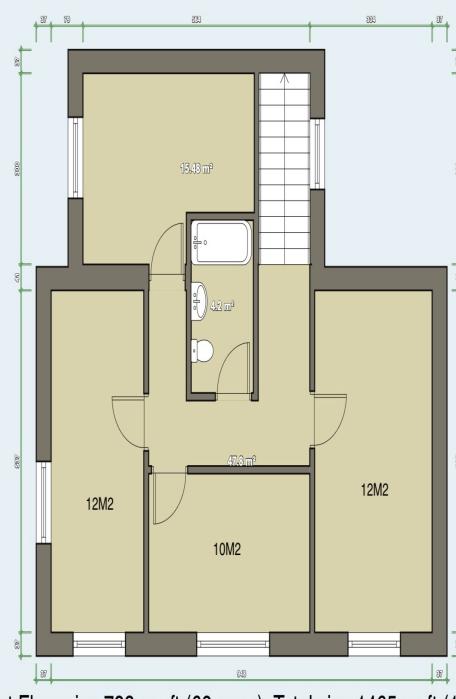
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor size 732 sq.ft (68 sq.m)



First Floor size 732 sq. ft (68 sq.m). Total size 1465 sq.ft (136 sq.m).

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	124 square metres

Rules on letting this property

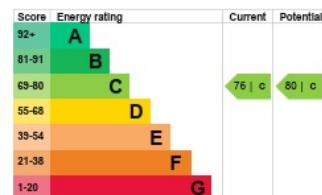
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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