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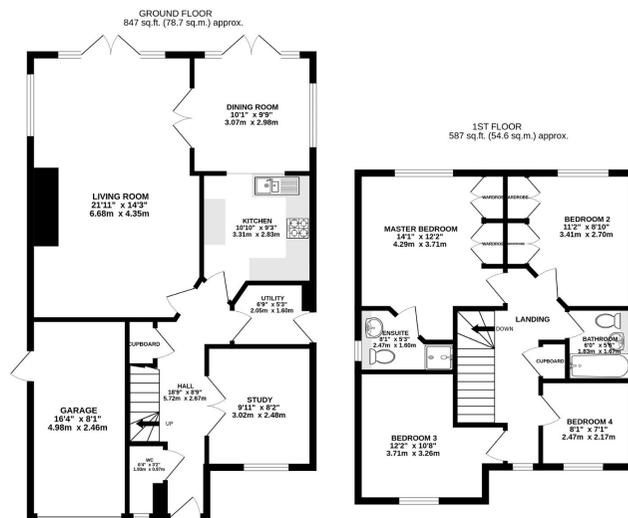
**18 Warwick Grove,**  
Offers Over £300,000

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- Please Quote Ref: AH0284 For All Enquiries
- Detached Family Home
- Four Well Proportioned Bedrooms (Built In Storage In Two)
- Upstairs Family Bathroom & En-Suite Shower To Master
- Extended Lounge (Big For House Style) With Direct Garden Access
- Extended Kitchen/Dining Room With Direct Garden Access
- Wonderful West Facing Sun Trap Of A Garden
- Utility Room, WC & Home Office/Snug
- Multi-Car Driveway & Garage
- Tastefully Decorated Throughout

With extended reception space, offering one of the largest living rooms I've seen for the money, as well as an extended kitchen/breakfast room (both of which offer direct garden access) you certainly won't be short of entertaining space when family & friends pop round. All bedrooms are well proportioned, with built in wardrobes in two, plus the added bonus of a utility room, a downstairs WC as well as a front aspect snug room that easily doubles as a home office or gym/fitness space. One of the key attractions of this property is the West facing garden that has been a labour of love over the years for the current owners - there is no doubt you'll enjoy this space every time the sun comes out. Located in a secluded cul-de-sac with your own 3-car driveway & garage, this family home is a real box ticker for those active buyers in the market.



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, volumes, counts and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used in conjunction with a professional purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Markwell Homes 02020

09/06/2022, 14:26 Energy performance certificate (EPC) - Flat in energy certificate - GYK1K

Energy performance certificate (EPC)		
18, Waverack Close BILMINGTON NE22 8NW	Energy rating <b>C</b>	Valid until: 29 April 2028 Certificate number: 7105-8034-7204-5478-7900

Property type: Detached house  
Total floor area: 127 square metres

#### Rules on letting this property

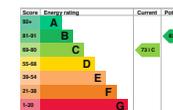
Properties can be let if they have an energy rating from A to E.

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).

#### Energy efficiency rating for this property

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

<https://find-energy-certificates.gov.uk/energy-certificates/7105-8034-7204-5478-7900/print>

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