



Templars Close, Greetland, HX4 8QE
£450,000

E&H Holmes
ESTATE AGENTS

A deceptively spacious, five bedroom, family home in the heart of Greetland. Tucked away on this quiet cul-de-sac this modern and contemporary house offers five spacious double bedrooms and a stylish open plan living/dining kitchen. Externally there are low maintenance gardens with a well proportioned garden room with power and light which lends itself for use as a home office, studio or social space.

The accommodation, in brief, comprises: Entrance hall, bedrooms two, four and five and shower room to the ground floor. On the first floor is the lounge, breakfast kitchen, sun room and utility room aswell as two further bedrooms and the house bathroom. There is driveway parking for two cars to the front of the property and a tiered patio and lawn garden with spacious garden room which benefits from both power and light to the rear.



Ground Floor:

Entrance Hall

Cupboard. Radiator. UPVC double glazed door to front elevation.

Bedroom Two 12'6" max x 18'2" (3.812 max x 5.546)

Radiator. UPVC double glazed window to side elevation.

Bedroom Four 13'2" x 9'0" (4.023 x 2.759)

Walk in wardrobe. Radiator. UPVC double glazed window to front elevation.

Bedroom Five 16'8" x 7'7" (5.103 x 2.330)

Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Extractor fan.

First Floor:

Lounge 21'11" narrowing to 16'8" x 16'3" (6.698 narrowing to 5.090 x 4.961)

Open plan to kitchen. Two radiators. UPVC double glazed windows to front and side elevations.

Breakfast Kitchen 17'10" x 9'4" (5.441 x 2.860)

Fitted kitchen with wall and base units. Stainless steel under counter sink. Electric oven. Electric hob. Plumbing for dishwasher. Integrated microwave. Radiator. UPVC double glazed window to side elevation.

Sun Room 13'4" x 7'11" (4.078 x 2.417)

UPVC double glazed windows and French doors leading to the garden.

Utility Room 4'6" x 8'2" (1.381 x 2.504)

Base units. Plumbing for washing machine. Loft access.

Bedroom One 14'5" x 9'11" + 6'7" x 7'2" (4.405 x 3.028 + 2.017 x 2.196)

Radiator. Walk in wardrobe. Two UPVC double glazed windows to rear elevation.

Bedroom Three 15'6" x 10'5" (4.741 x 3.188)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Two wash hand basins. Low flush W.C. Free standing bath. Walk-in shower. Towel radiator. UPVC double glazed window to side elevation.

Rear Garden

Tiered patio and lawn garden with spacious garden room which benefits from both power and light.

Parking

Driveway parking for two cars. Externally Fitted Electric Car Charger.

Council Tax Band

D

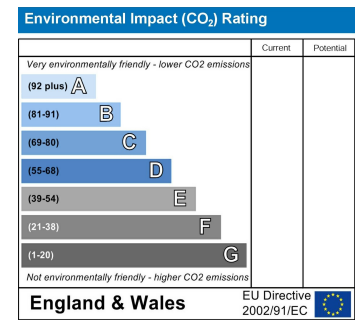
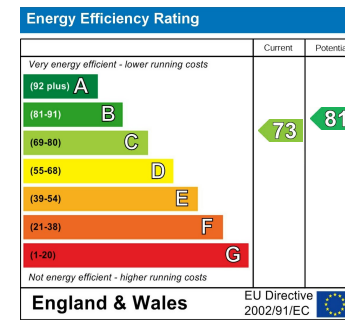
Location

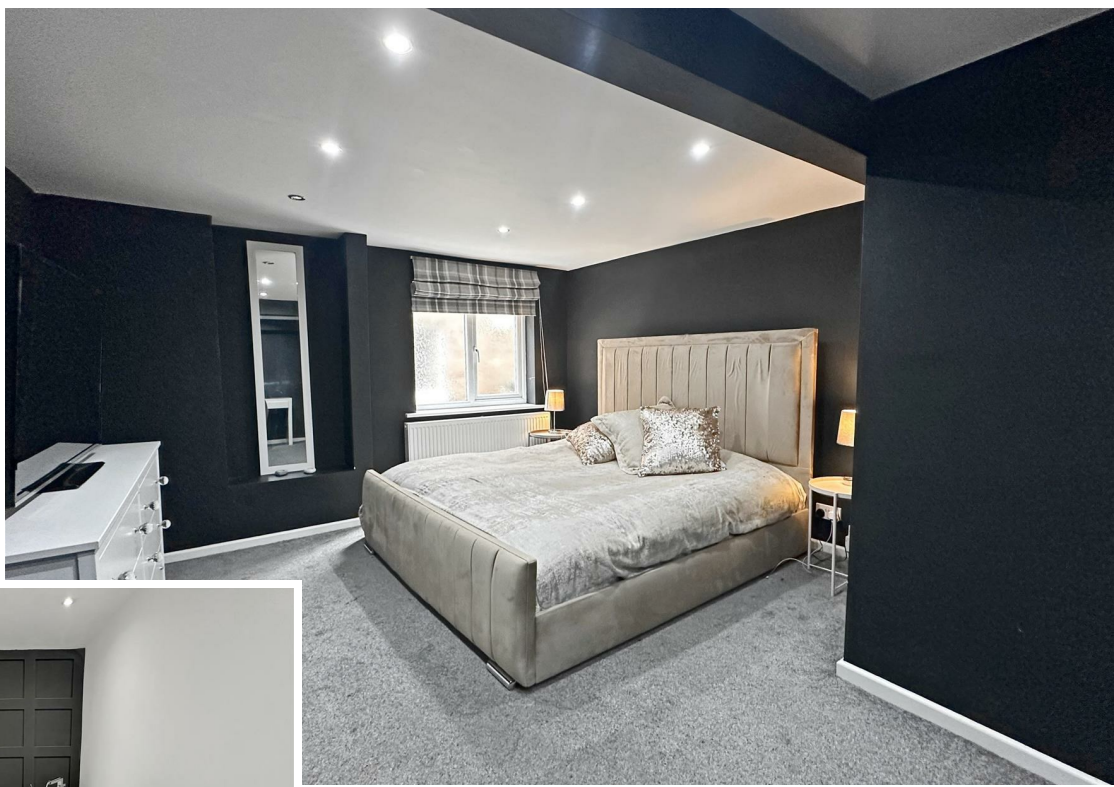
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
hatch.moved.coast

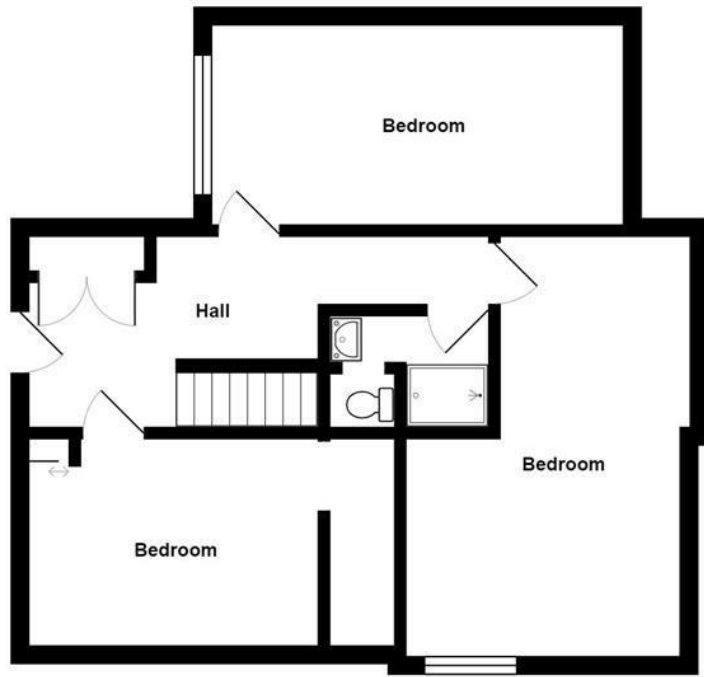
Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.

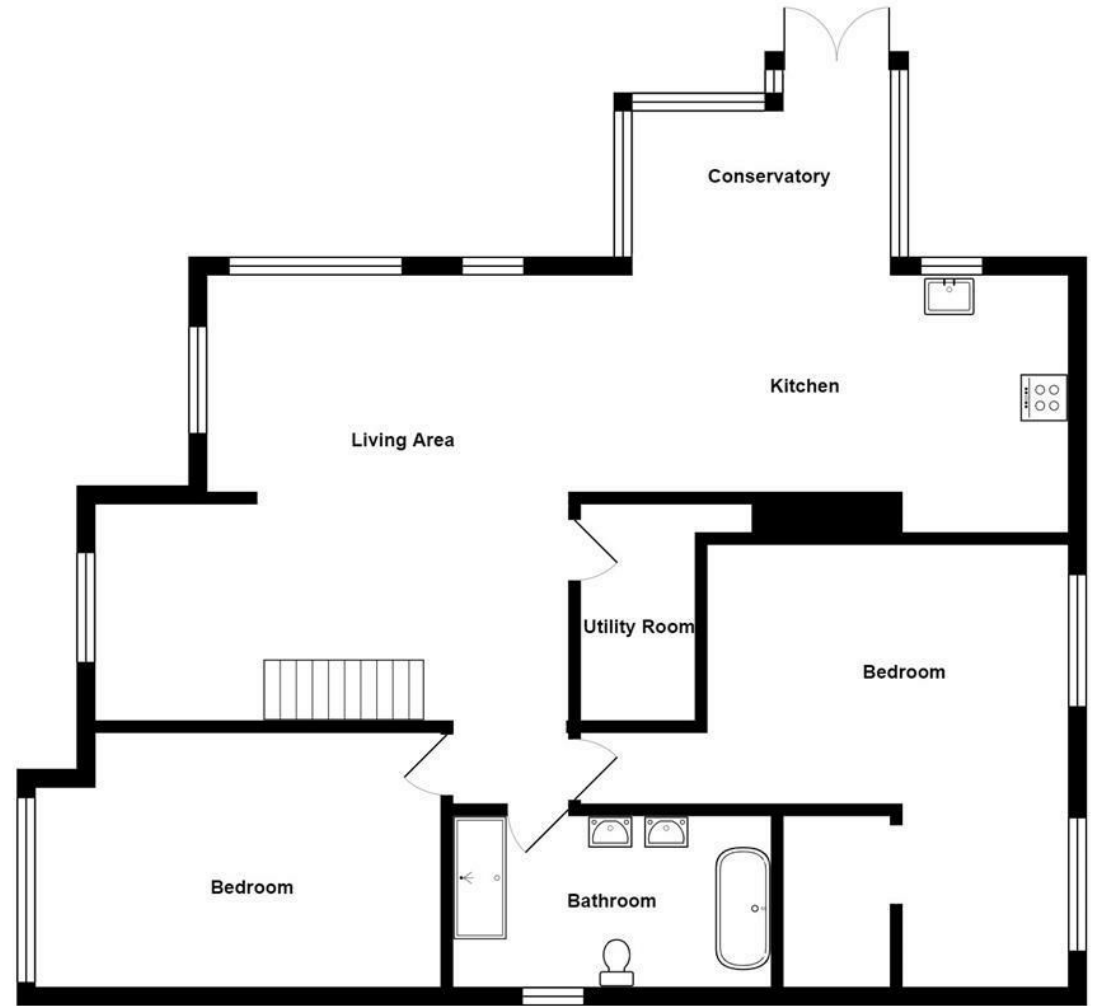








Ground Floor



First Floor