



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

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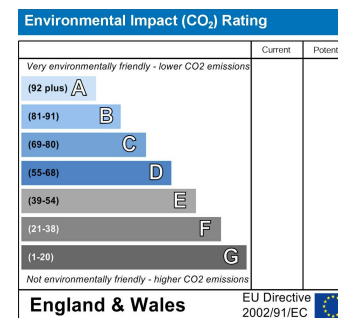
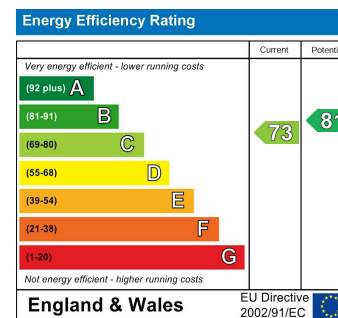
## Location

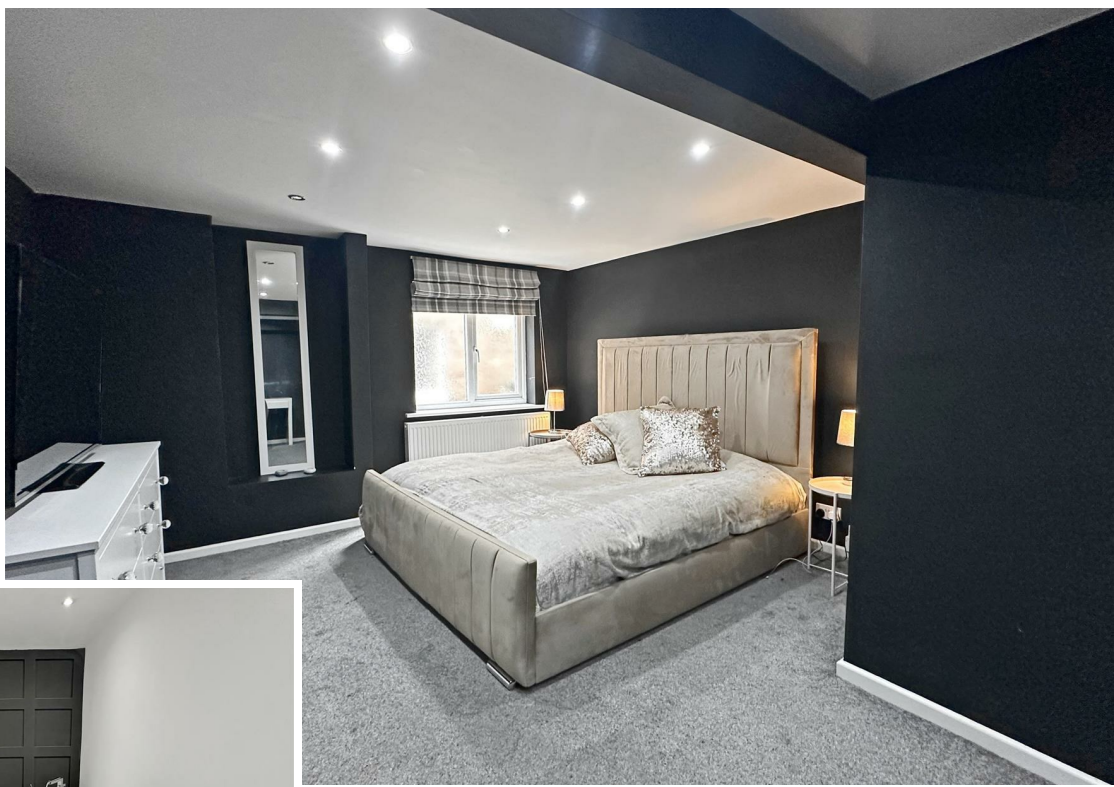
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The three words designated to this property is:  
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Ground Floor



First Floor