



**High Meadows, Greetland, HX4 8QF**  
**£420,000**

**E&H** Holmes  
ESTATE AGENTS



Welcome to High Meadows in the charming village of Greetland. This stunning detached house boasts five spacious bedrooms, offering ample space for a growing family. The property exudes elegance and style, perfect for those seeking a touch of luxury in their everyday life. Each room in this house has been thoughtfully designed to maximise comfort and functionality. The bedrooms offer plenty of space for relaxation, while the living areas are perfect space for socialising or quiet nights in. Don't miss out on the opportunity to own this beautiful detached house in High Meadows. It's a rare find that combines comfort, style, and tranquillity in one perfect package. Contact us today to arrange a viewing and take the first step towards making this house your dream home. The accommodation on offer briefly comprises of five bedrooms, two bathrooms, two reception rooms and a house kitchen with a separate lower ground floor kitchen. uPVC double glazing and gas central heating installed.



### Entrance Hall

UPVC double glazed door to front elevation.

### Master Bedroom 13'6" x 12'8" (4.120 x 3.870)

Radiator. UPVC double glazed window to front elevation.

### First Floor Landing

Stairs leading from entrance hall.

### Lounge 16'9" x 11'7" (5.111 x 3.549)

Coal effect, living flame gas fire. Radiator. UPVC double glazed windows to front and side elevations.

### Kitchen Diner 18'11" x 12'8" (5.770 x 3.869)

Fitted kitchen with wall and base units. Island and quartz worktops. Asterite one bowl sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine.

Integrated microwave. Integrated dishwasher. Integrated fridge / freezer. UPVC double glazed door to rear elevation. Two UPVC double glazed windows to rear elevation.

### Bedroom Two 10'0" x 10'11" (3.065 x 3.332)

Radiator. UPVC double glazed window to rear elevation.

### Bathroom 19'4" x 7'4" (5.909 x 2.251)

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps. Walk in shower. Fully tiled. Chrome towel radiator. Storage cupboards. Extractor fan. Two UPVC double glazed windows to side elevation.

### Second Floor Landing

Undereaves storage.

### Bedroom Three 19'3" x 9'1" (5.869 x 2.788)

Radiator. Velux window.

### Lower Ground Floor:

### Second Reception Room 16'3" x 11'5" (4.973 x 3.503)

Electric fire set in fire place. Wooden floor. Radiator. UPVC double glazed French doors to front elevation which can provide separate entrance to the lower ground floor, ideal for a teenager or older family member.

### Second Kitchen 7'2" x 9'9" (2.196 x 2.997)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated fridge / freezer. UPVC double glazed window to side elevation.

### Bedroom Four 10'0" x 8'0" (3.057 x 2.446)

Radiator. UPVC double glazed window to side elevation.

### Bedroom Five 10'2" x 10'3" (3.111 x 3.136)

Radiator. UPVC double glazed window to side elevation.

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Radiator. UPVC double glazed window to rear elevation.

### Rear Garden

Tiered patio and lawn garden.

### Parking

Driveway parking.

### Council Tax Band

E

### 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.

### Additional Information

Electric car charging point.

Worcester Bosch boiler installed May 2023.













