



32 Cardigan Close
Callands, WA5 9RE

Offers In The Region Of
£446,950

We are delighted to offer for purchase this spacious detached family home which truly is a credit to the current owners throughout.

We are informed the title is Freehold and the accommodation is beautifully presented throughout, a true turn key family home.

Tucked away at the end of the cul-de-sac on a large plot, please review the photography as our clients have landscaped the garden to include a fantastic children's play area and there is also a recently laid driveway to the detached double garage.

Briefly laid out as follows; entrance porch through hallway to all reception rooms, ground floor cloakroom, lounge, separate dining room with patio doors, study, fabulous fully fitted kitchen, utility room, conservatory, landing, delightful en-suite to the main bedroom, three further bedrooms and family bathroom.

Please note our clients have requested viewing are undertaken by Halton Kelly and furthermore viewers are proceedable or on the market gaining active viewing enquires on their own.

PORCH

Lovely porch with side cupboards handy for cloaks etc



ENTRANCE HALLWAY

Through hallway with access to all reception rooms and downstairs w.c.



DOWNSTAIRS W.C.

Two piece suite



FAMILY LOUNGE

Attractive family lounge



DINING ROOM

Well proportioned dining room with patio doors opening to patio area



STUDY/PLAYROOM

Currently used as a study by our client



KITCHEN

Tiled floor Extensive range of wall and base units, breakfast bar, cupboard with housing for fridge freezer (likely to remain)



UTILITY

Door to rear garden. Wall units and space for a tall fridge freezer, space for washer and dryer



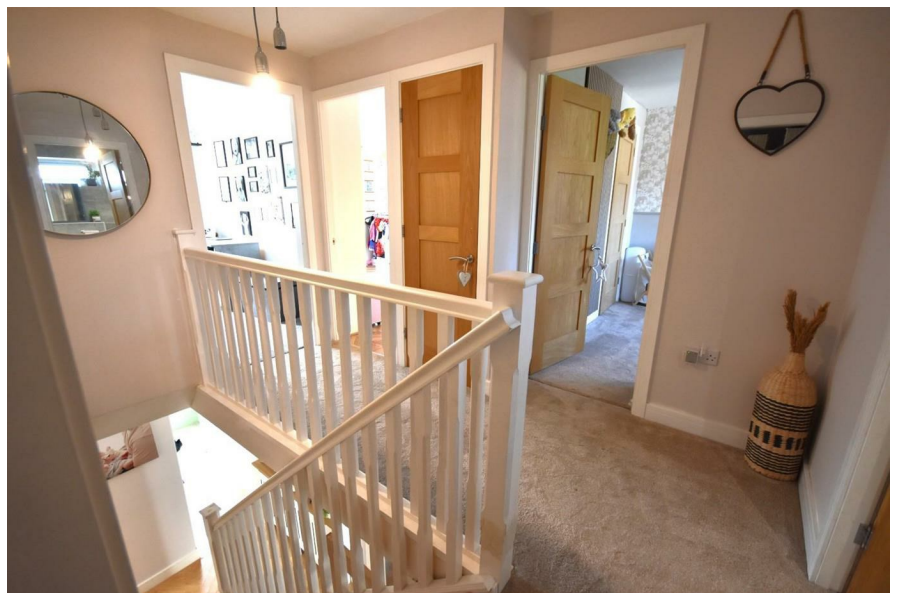
CONSERVATORY

Large conservatory currently used as a playroom



LANDING

Large loft access with drop down loft ladder



MASTER BEDROOM

Long master bedroom suite, stylish design



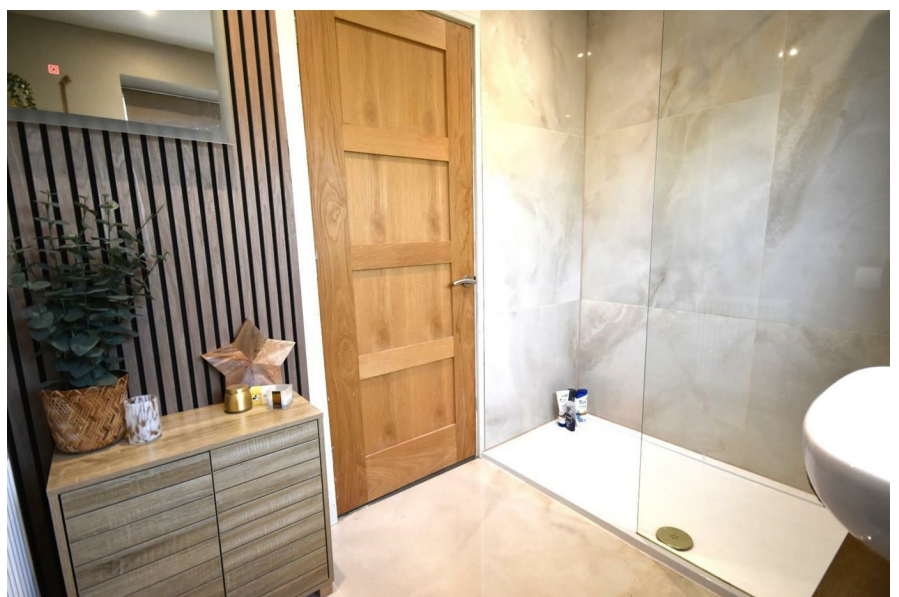
DRESSING AREA

Off master with access to en-suite



EN-SUITE

Beautifully presented en-suite with large walk in shower and screen



BEDROOM TWO
Double bedroom



BEDROOM THREE
Double bedroom.



FAMILY BATHROOM

Immaculate fully tiled to walls and floor



BEDROOM FOUR

Currently used as study



GARDEN

Excellent garden areas laid mainly to lawn with patio area as can be seen

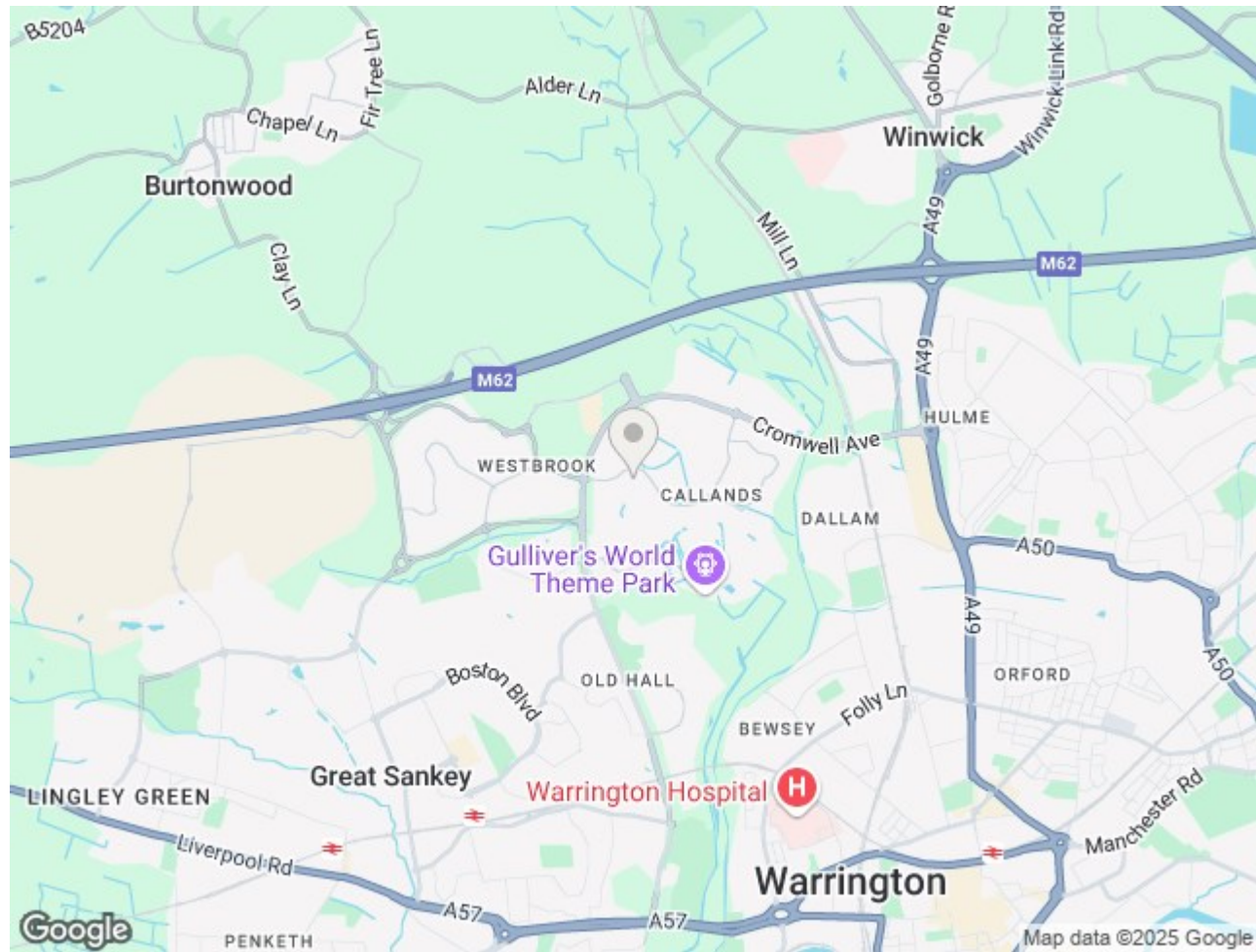


PLAY AREA


Beautifully designed with woodland behind creating an ideal sanctuary for children and hosting






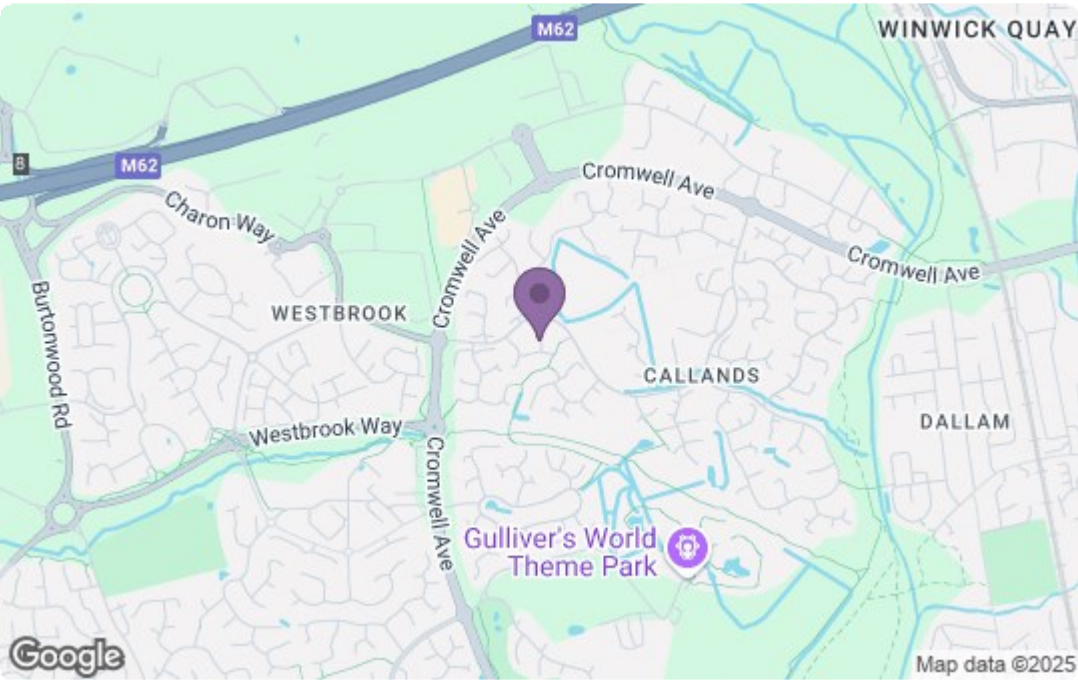


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(81-91) B		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.