



## Arreton Close, Knighton

£400,000

A FOUR BEDROOM detached home situated in the heart of Knighton with a lounge dining room having patio doors leading out to the rear and a fitted kitchen. Outside, it is our pleasure in offering this LOVELY REAR GARDEN, which must be seen in person to appreciate.

Council Tax band: D

Tenure: Freehold



0116 274 5544







**Storm Porch**

5' 11" x 2' 11" (1.80m x 0.89m)

With window to the front elevation.

**Cloak Room/WC**

7' 3" x 3' 0" (2.21m x 0.91m)

With window to the front elevation, low-level WC, wash hand basin, radiator.

**Lounge Dining Room**

23' 4" x 16' 8" (7.11m x 5.08m)

With window to the front elevation, brick chimney breast with gas fire and hearth, stairs to first floor, sliding patio doors and further door to the rear elevation, two radiators.



### **Kitchen**

12' 10" x 11' 10" (3.91m x 3.61m)

With window to the rear, door to the side elevation, wall and base units with work surfaces over, sink and drainer, integrated cooker and hob with extractor hood over, integrated microwave, plumbing for dishwasher, plumbing for washing machine, part tiled walls, two pantry cupboards, radiator.

### **Lean-To**

14' 5" x 8' 2" (4.39m x 2.49m)

With window to the rear elevation, wall and base units with work surface over, space for fridge freezer, door to the rear elevation.

### **First Floor Landing**

With loft access, storage cupboard, radiator.

### **Bedroom One**

13' 5" x 11' 4" (4.09m x 3.45m)

With window to the front elevation, built-in wardrobes, radiator.

### **Bedroom Two**

11' 11" x 9' 11" (3.63m x 3.02m)

With window to the rear elevation, built-in wardrobes, radiator.

### **Bedroom Three**

11' 3" x 9' 6" (3.43m x 2.90m)

With window to the front elevation, radiator.

### **Bedroom Four**

9' 2" x 8' 6" (2.79m x 2.59m)

With window to the rear elevation, radiator.

### **Bathroom**

8' 5" x 6' 8" (2.57m x 2.03m)

With window to the rear elevation, bath with shower over, low-level WC, wash hand basin, medicine cabinet, part tiled walls, radiator.

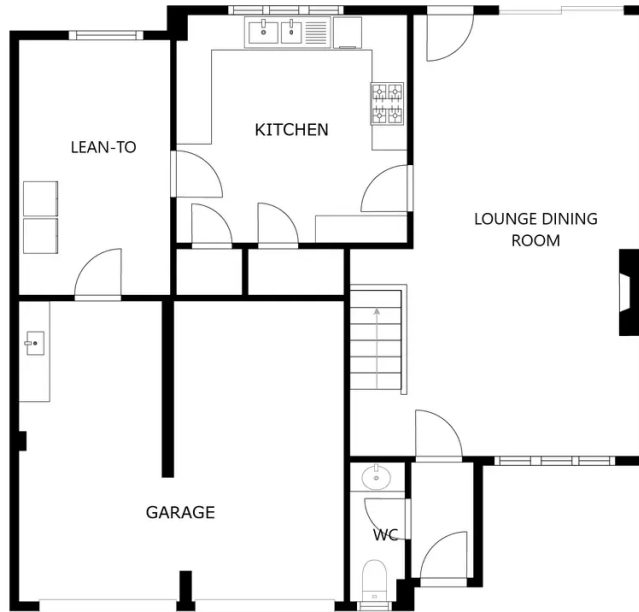
### **Front Garden**

With shaped lawn.

### **Rear Garden**

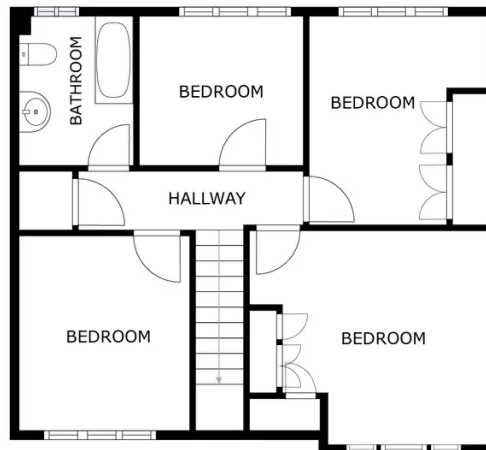
With paved patio area, two shaped lawn areas, flowerbeds and shrubs, greenhouse, shed.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



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