

## Garner Way, Fleckney

In Excess of £450,000

A SPACIOUS FOUR BEDROOM executive detached family home including a STUDY/optional fifth bedroom and open plan fitted dining kitchen, off road parking for two vehicles and a GARAGE.







#### **Entrance Hall**

Via double glazed composite front door, with wood effect floor, stairs to first floor, radiator.

#### **Lounge**

17' 9" x 12' 1" (5.40m x 3.68m)

With double glazed bay window to the front elevation, TV point, radiator.

#### **Study/Optional Fifth Bedroom**

9' 2" x 8' 1" (2.79m x 2.46m)

With double glazed window to the front elevation, radiator.

#### **Open Plan Fitted Dining Kitchen**

20' 2" x 14' 1" (6.14m x 4.29m)

A spacious bright and airy open plan fitted dining kitchen has double glazed windows on the rear and side elevations, double glazed French doors to rear garden, wood effect floor, a range of gloss wall and base units with wood effect laminate work surface, stainless steel sink, drainer and mixer tap, inset five ring gas hob, double integrated oven, extractor hood, glazed splash back, integrated dishwasher, TV point, door leading to utility room, two radiators.

#### **Utility Room**

8' 2" x 5' 1" (2.50m x 1.55m)

With double glazed composite door to rear garden, wood effect floor, gloss wall and base units with wood effect laminate work surface over, stainless steel sink, drainer and mixer tap, plumbing for washing machine, built-in cupboard housing boiler, radiator.



#### Ground Floor WC

With double glazed window to the side elevation, wood effect floor, low-level WC, wash hand basin, part tiles walls, radiator, door leading to under stairs storage cupboard.

#### Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m)

With double glazed window to the front elevation, built-in wardrobes, TV point, door to en-suite, radiator.

#### En-Suite

7' 1" x 4' 6" (2.16m x 1.37m)

With double glazed window to the side elevation, ceramic tiled floor, shower cubicle, low-level WC, wash hand basin, part tiled walls, spotlights, chrome ladder towel rail/radiator.

#### Bedroom Two

14' 5" x 9' 10" (4.39m x 3.00m)

Maximum measurement. With two double glazed windows to the rear elevation, TV point, radiator.

#### Bedroom Three

13' 3" x 9' 5" (4.05m x 2.87m)

With two double glazed windows to the front elevation, radiator.

#### Bedroom Four

10' 2" x 9' 10" (3.10m x 3.00m)

With double glazed window to the rear elevation, radiator.













### **Bathroom**

8' 8" x 7' 5" (2.65m x 2.25m)

With double glazed window to the rear elevation, ceramic tiled floor, bath, separate shower cubicle, low-level WC, wash hand basin, part tiled walls, wall mounted mirrored double door cupboard, chrome ladder towel rail/radiator.

### **Front Garden**

With paved pathway, flowerbeds and shrubs.

### **Rear Garden**

With paved patio area, lawn, fencing to perimeter, gated access to driveway.

### **Driveway 2 Vehicles**

Providing off road parking.

### **Garage**

With up and over door to the front elevation.

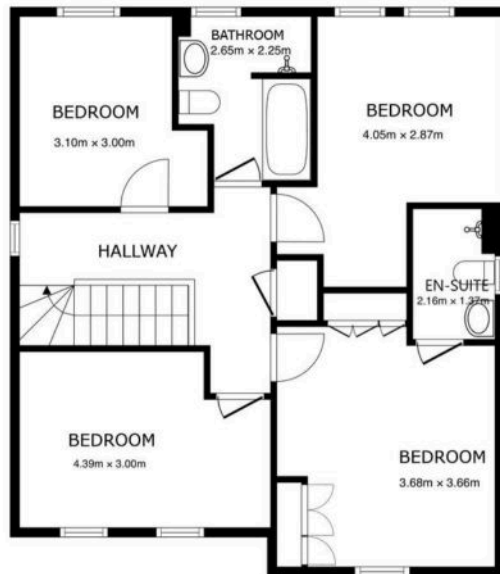
**Disclaimer:** Please note that this property is subject to a management fee of **£150 per year**. This fee covers communal maintenance and associated services. Buyers are advised to verify the details with their solicitor before proceeding with a purchase.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

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