



Bentley Close, Upwood Ramsey  
**Offers in Region of £325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Potential to Extend (STPP)
- Boarded Loft with Loft Ladder
- Backing onto Open Fields
- Spacious Driveway with Parking for Multiple Cars
- LED lighting Throughout
- Desirable Village Location

Entrance Hall  
Leading to;

Lounge - 14'3" Max x 15'2" (4.34m Max x 4.62m)  
Window to front.

Kitchen - 12'4" x 11'0" (3.75m x 3.35m)  
Fitted with a range of matching wall and base units with integrated appliances, 5 ring gas hob, window to front and side door.

Master Bedroom - 10'1" x 12'9" (3.07m x 3.88m)  
Window to rear with scenic views leading to:

En-Suite  
Fitted with two-piece suite comprising of a wash hand basin and low-level-WC.





Bedroom 2 - 7'10" x 12'9" (2.38m x 3.88m)  
Window to rear.

#### Family Bathroom

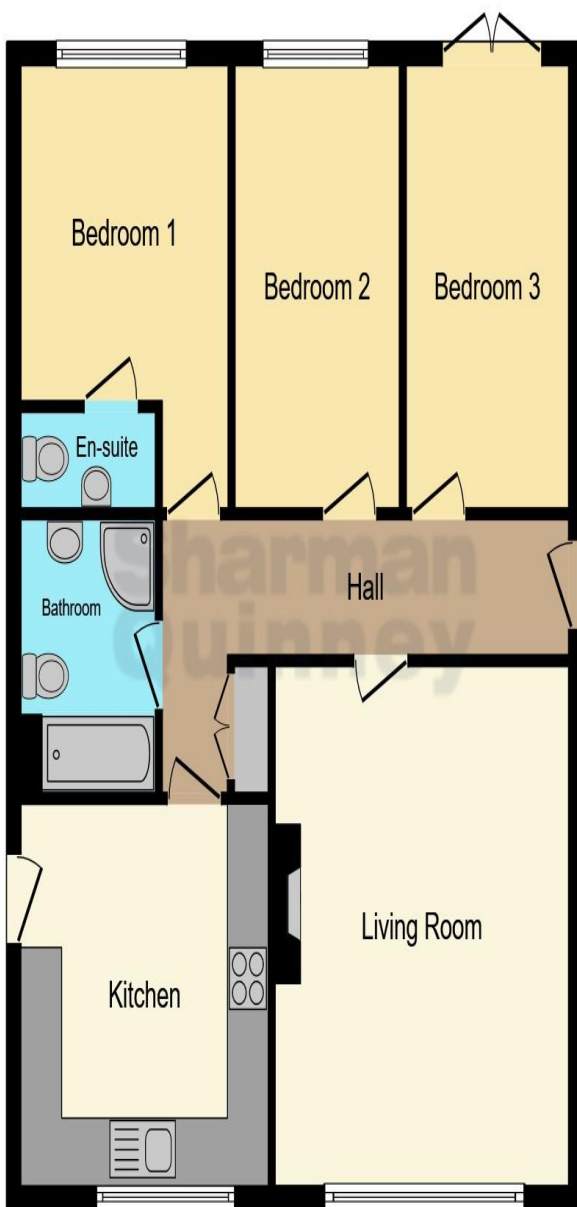
Fitted with a four-piece suite comprising of a bath, wash hand basin, low-level-WC and shower cubicle. Window to side.

Bedroom 3 - 7'9" x 12'9" (2.36m x 3.88m)  
Multifunctional room with French Doors leading to the garden.

#### Outside

The private rear enclosed garden offers a generous seated patio area with laid lawn to rear. The rear of the garden also offers an additional raised seated area with scenic views onto open fields. The garage has an electric roller with power sockets and lighting which runs through to the shed and greenhouse.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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