





Property Description

A beautifully presented modern four bedroom extended detached property situated in the sought after village of Balsall Common close to local shops, amenities and countryside walks as well as local schools. The property briefly comprises of an entrance hall, large spacious lounge, extended kitchen / dining room, utility room, guest cloakroom, three double bedrooms and a single complete with a modern family bathroom.

Approach

Set back from the road, with a block pathed driveway, private front garden, garage and side access to the rear of the property.

Entrance Hallway

With stair rising to the first floor, doors leading through to the lounge, kitchen / dining room, providing access to the guest cloak room and utility room.

Dining / Kitchen

25' 6" x 16' 8" (7.77m x 5.08m)
L-Shaped Room

Extended kitchen / dining room, with a range of Burbage shaker style base and wall units complementary quartz work surfaces, range master, integrated fridge & freezer, centre island with complementary quartz work surface, sink and mixer tap, integrated wine cooler and beer fridge, window to rear elevation, bi-fold doors giving access to the family garden.

Utility

9' 1" x 7' 7" (2.77m x 2.31m)

With a range of base and wall units' space for washing machine and dryer, door leading to garden.

Lounge

11' 8" into bay x 16' 8" (3.56m into bay x 5.08m)

A light and airy large spacious front living room, feature fireplace with bay window to front elevation and radiator.

Guest Cloak Room

Fitted with a white suite comprising of a low level W-C and hand basin, chrome hand towel radiator with obscure window to side elevation.

Landing

9' 8" x 2' 8" (2.95m x 0.81m)

Providing access to all first floor rooms, loft hatch giving access to loft space.

Master Bedroom

11' 11" x 11' 8" (3.63m x 3.56m)

Double bedroom with window to front elevation and radiator.

Bedroom Two

11' 10" x 10' 1" (3.61m x 3.07m)

Double bedroom with built-in wardrobes window to front elevation and radiator.

Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m)

Single bedroom with window to the rear elevation and radiator.

Bedroom Four

9' 6" x 7' 1" (2.90m x 2.16m)

Double bedroom with window to rear elevation and radiator.

Bathroom

Fitted with a white suite comprising of a low level W-C and Jack & Jill hand basins with vanity unit, bath with chrome shower over bath, chrome heated towel radiator, tiled floor to ceiling with obscure window to rear elevation.

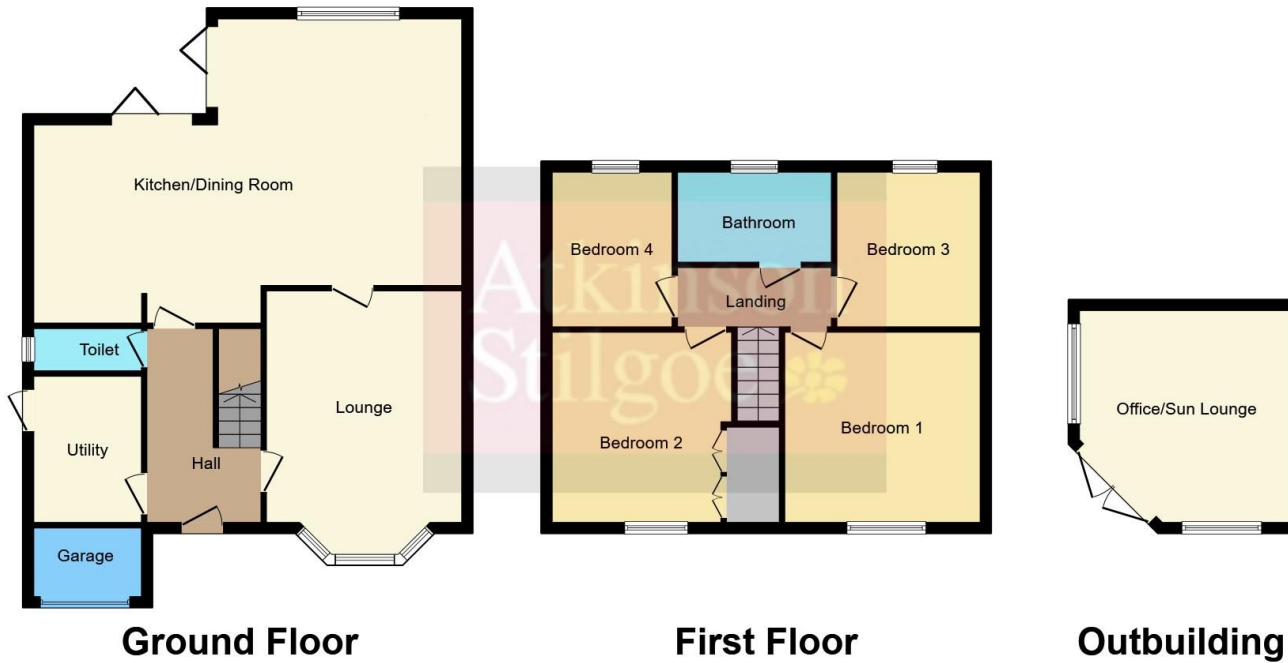
Front Of Property

Garden to the side of the property with block pathed driveway with parking for two car and side access to the garden.

Rear Of Property

Enclosed family garden with side access patio area and summer house.





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

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EPC Rating: C

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Awaiting Photograph

Tenure: Freehold



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