



## Roundhill Close, Queensbury

**£384,950**

\* EXTENDED LINK-DETACHED \* FIVE BEDROOMS \* TWO RECEPTION ROOMS \* CUL-DE-SAC \*  
\* TWO BATH/SHOWER ROOMS \* REAR VIEWS \* AMPLE PARKING \* GARDENS \* GARAGE \*

A fantastic opportunity for a growing family to purchase this delightful extended link detached house.

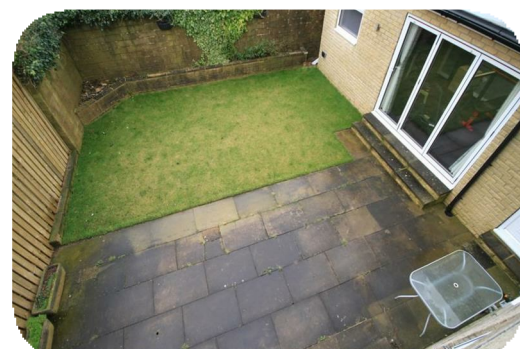
Occupying a sought after cul-de-sac location with open views to rear across the valley.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, lounge, dining room, fitted kitchen, cloakroom/wc, large utility or second sitting room, bedroom five/gym, office and a modern shower room. To the first floor there are four bedrooms and a house bathroom.

To the outside there is ample parking to the front of the property, enclosed lawned and patio garden to the rear, together with an integral garage.

Viewing is highly recommended to appreciate the size of the accommodation on offer.





### Entrance Hall

With radiator.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, towel radiator and double glazed window.

### Lounge

15'7" x 12'10" (4.75m x 3.91m)

With radiator, double glazed window.

### Kitchen

14'1" x 8'9" (4.29m x 2.67m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, range style cooker, extractor hood, plumbing for dishwasher, tiled floor, radiator, radiator, double glazed window.

### Dining Room

11'10" x 11'3" (3.61m x 3.43m)

With radiator, bi-fold door to rear.

### Utility

11'2" x 8'4" (3.40m x 2.54m)

With plumbing for auto washer.

### Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator and extractor fan.

### Gym / Bedroom Five

14'8" x 9'6" (4.47m x 2.90m)

With bi-fold doors, radiator and spotlights.

### Office

9'6" x 6'6" (2.90m x 1.98m)

With radiator and double glazed window.

### First Floor Landing

#### Bedroom One

13'9" x 11'3" (4.19m x 3.43m)

With fitted wardrobes, radiator and double glazed window. Provides access to the loft, which is boarded out with lighting and access ladder installed.

#### Bedroom Two

11'4" x 11'9" (3.45m x 3.58m)

With radiator, double glazed window enjoying far-reaching views.

#### Bedroom Three

8'9" x 7'4" (2.67m x 2.24m)

With radiator and double glazed window enjoying far-reaching views.





### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Four

9'10" x 5'6" (3.00m x 1.68m)

With radiator and double glazed window.

### Exterior

To the outside there is ample parking to the front of the property, enclosed lawned and patio garden to the rear, together with an integral garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Ln, after 0.3 miles turn right onto Back Ln, turn left onto Roundhill Close and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D

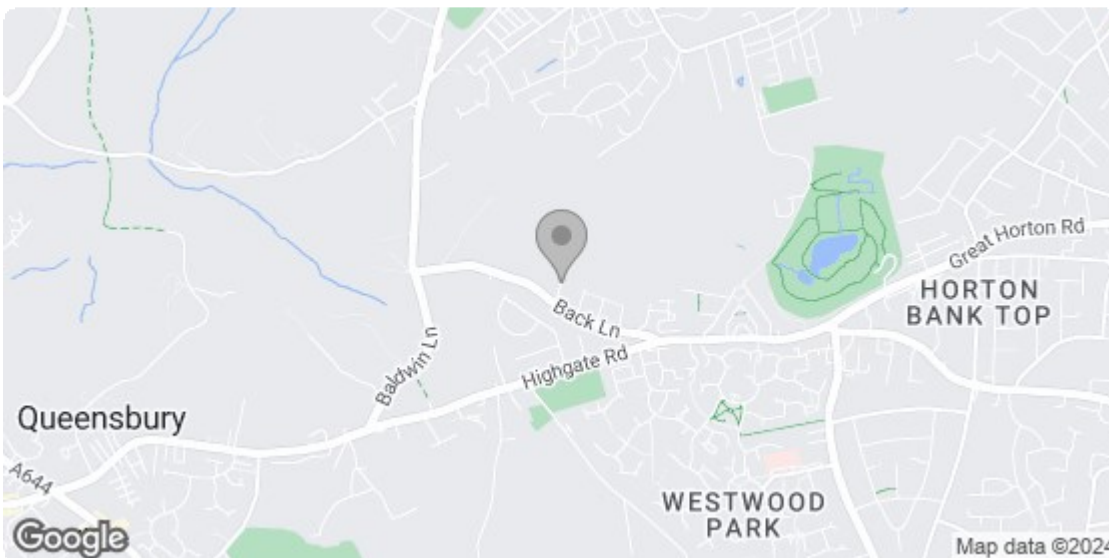


# Roundhill Close BD13

Approximate Gross Internal Area = 158.2 sq m / 1703 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066501)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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 (CO <sub>2</sub> ) Rating			

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