



Old Mill Dam Lane, Queensbury,

£340,000

* MODERN DETACHED * FOUR BEDROOMS * READY TO MOVE INTO * TWO BATH/SHOWER ROOMS *
* MODERN KITCHEN * CLOSE TO AMENITIES * GARDENS * PARKING * GARAGE *

Situated on this this much sought after residential development is this well presented four bedroom detached home. The superbly presented property offers ready to move into accommodation and benefits from a modern fitted kitchen, en-suite shower room and house bathroom.

Built approximately 5 years ago by the reputable Harron Homes, the property would appeal to a young/growing family with village amenities and a choice of both first and secondary schools nearby.

The modern accommodation briefly comprises entrance hallway, lounge, dining kitchen, utility room and cloakroom/wc. To the first floor there are four bedrooms - master bedroom having en suite shower room, together with a house bathroom.

To the outside there are gardens and a driveway leading to an attached garage.



Reception Hall

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

Lounge

15'5" x 10'8" (4.70m x 3.25m)

With electric fire in fireplace surround, radiator, double glazed window, French doors.

Dining Kitchen

18'2" x 8'8" (5.54m x 2.64m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, fridge/freezer, dishwasher, tiled floor, radiator, double glazed window, French doors to rear, oven, hob and extractor hood.

Utility

5'8" x 5'1" (1.73m x 1.55m)

With fitted base units, plumbing for auto washer, tiled floor.

First Floor

Bedroom One

13'2" x 10'5" (4.01m x 3.18m)

With modern sliding door wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

11' x 8'5" (3.35m x 2.57m)

With radiator and double glazed window.

Bedroom Three

11'3" x 9'8" (3.43m x 2.95m)

With radiator and double glazed window.

Bedroom Four

10'1" x 8'8" (3.07m x 2.64m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a lawned and patio garden to the rear, together with a driveway leading to an integral garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighouse Rd/A644, right onto Old Mill Dam Ln, turn left to stay on Old Mill Dam Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82 plus A	93	Very environmentally friendly - lower CO ₂ emissions 82 plus A	
(81-91) B		(81-91) B	
(79-80) C		(80-90) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(1-38) F		(1-38) F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	