



Micklethwaite Drive, Queensbury

£370,000

**** DETACHED ** FOUR BEDROOMS ** THREE BATH/SHOWER ROOMS **
** SPACIOUS ** 34' FAMILY LIVING KITCHEN ** GARDEN & DOUBLE GARAGE ****

This superb four double bedroom detached property offers excellent family sized accommodation and has impressive room proportions which would be ideal for everyday family living and entertaining.

The property benefits from being updated to the kitchen, bathroom and en suite and has a high specification which includes underfloor heating, integral appliances and enclosed gardens to the rear.

Situated on the outskirts of Queensbury yet within easy reach of amenities, shops, first and secondary schools and rural walks.

The property would make an ideal purchase for a young/growing family with its cul-de-sac location.

VIEWING ESSENTIAL!!





This superb four bedroom detached property offers excellent family sized accommodation and has impressive room proportions which would be ideal for everyday family living and entertaining.

The property benefits from being updated to the kitchen, bathroom and en suite and has a high specification which includes underfloor heating, integral appliances and good sized enclosed gardens to the rear.

Situated on the outskirts of Queensbury yet within easy reach of amenities, shops, first and secondary schools and rural walks.

Boasting three reception rooms, three bath/shower rooms and ample off street parking.

Entrance Hall

Radiator.

W/C

Plumbing in situ for low flush wc and wash basin.

Family Living Kitchen

34'4" x 10'4" (10.46m" x 3.15m")

Modern fitted kitchen having a range of wall and base units incorporating integrated fridge freezer, integrated dish washer, oven & hob with extractor and tiled floor.

Living / Dining

Feature radiator and french doors leading to rear.

Utility

Plumbing for auto washer.

Lounge

18'8" x 11'5" (5.69m" x 3.48m")

Log effect gas fire with feature fireplace surround, radiator and french doors leading to rear.

First Floor Landing

Bedroom One

14'1" x 11'6" (4.29m" x 3.51m")

Feature radiator.

En Suite

Modern three piece suite comprises shower cubicle, vanity sink unit, low flush wc, low flush wc, tiled and radiator.

Bedroom Three

12'6" x 8'8" (3.81m" x 2.64m")

Hanging rail and radiator.





Bedroom Four

10'11" x 7'4" (3.33m" x 2.24m")

Radiator.



Bedroom Two

12'8" x 10'2" (3.86m" x 3.10m")

Radiator.

Bathroom

Modern four piece suite comprising jacuzzi bath, shower cubicle, low flush wc, vanity sink unit and radiator.

Exterior

Enclosed well stocked gardens to front and rear with a double driveway leading to an attached double garage.

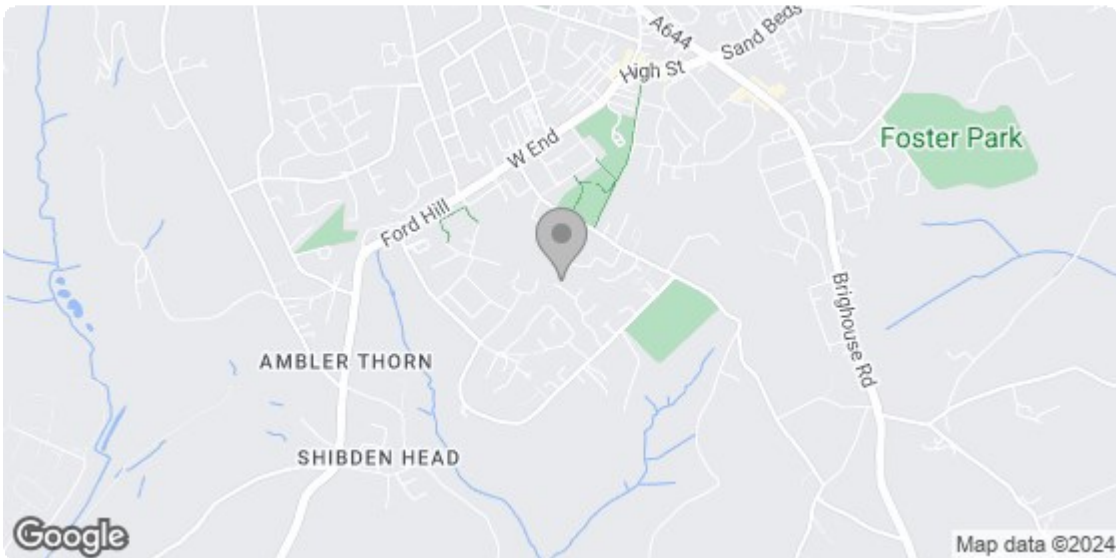
Council Tax Band

E

Tenure

FREEHOLD.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(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 ₂) Rating			

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