



## Tree Top View, Queensbury

£315,000

**\*NO CHAIN\* DETACHED \* FOUR BEDROOMS \* SMALL CUL-DE-SAC \* WELL PRESENTED \*  
\* CLOSE TO AMENITIES \* GARDENS \* DRIVEWAY \***

Immaculately presented throughout, is this four bedroom detached property. Occupying this small cul-de-sac location, the property would appeal to a number of buyers. With easy access to amenities, first/secondary schools and rural walks.

Boasting a modern fitted kitchen, house bathroom and en suite shower room.

The accommodation briefly comprises hallway, cloaks w/c, sitting room, lounge/diner, dining kitchen and a conservatory. There are four first floor bedrooms and a bathroom.

To the outside there is an well maintained gardens to front and rear with an open aspect to the rear. There is a driveway which provides off street parking to the front.







### **Entrance Hall**

With radiator.

### **Cloakroom/WC**

White two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### **Sitting Room**

18'3" x 8'3" (5.56m x 2.51m)

With a wall mounted electric fire, radiator and double glazed window.

### **Dining Kitchen**

15'5" x 9'10" (4.70m x 3.00m)

Modern fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge/freezer, washing machine, radiator, double glazed window, pantry.

### **Lounge/Dining Room**

23'4" x 12'2" (7.11m x 3.71m)

Lounge area has a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining area has a radiator, French doors leading to conservatory.

### **Conservatory**

8'10" x 8'7" (2.69m x 2.62m)

With radiator, tiled floor and French doors.

### **First Floor**

#### **Bedroom One**

11'1" x 9'4" (3.38m x 2.84m)

With built in wardrobe, radiator and double glazed window. En-suite;

#### **En Suite Shower Room**

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, towel radiator, double glazed window.

#### **Bedroom Two**

9'6" x 9'2" (2.90m x 2.79m)

Built in wardrobe and drawers, radiator and double glazed window.

#### **Bedroom Three**

9'6" x 9'8" (2.90m x 2.95m)

Built in wardrobe and drawers, radiator and double glazed window.





### Bedroom Four

6'5" x 7'7" (1.96m x 2.31m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.

### Exterior

To the outside there are well maintained gardens to front and rear with an open aspect to the rear. There is a driveway which provides off street parking to the front.

### Directions

From our office on Queensbury High Street head east on High St/A647, turn left onto Albert Rd/A644, continue to follow A644, turn left onto Mill Ln, left onto Micklemoss Dr, left onto Tree Top View and the property will shortly be seen displayed via our For Sale board.

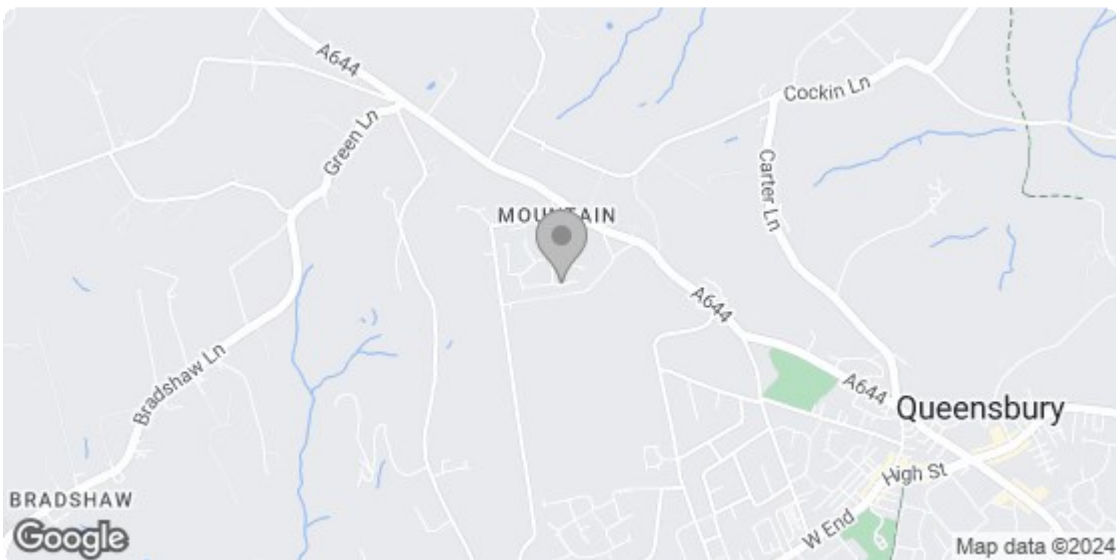
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

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