



Edale Grove, Queensbury

£340,000

* DETACHED * FOUR BEDROOMS * IMMACULATELY PRESENTED * POPULAR LOCATION *
* MODERN KITCHEN * SUN ROOM * TWO BATH/SHOWER ROOMS * GARDEN * DRIVE * GARAGE *

Immaculately presented four bedroom detached property situated in this popular residential development, within a sought after and quiet cul-de-sac. The family sized home would make an excellent purchase for a young/growing family and boasts easy access to amenities, first/secondary schools and rural walks.

The accommodation benefits from a modern fitted kitchen, sun room/study, house bathroom and en-suite shower room. Briefly comprises hallway, cloakroom/wc, lounge, dining kitchen, utility room and a sun room. To the first floor there are four bedrooms - master having en-suite, and a house bathroom.

To the outside there is an enclosed landscaped garden to the rear with lawn, patio, outside lighting and well stocked borders. A double driveway leads to an integral garage.





Entrance Hall

With radiator.

Cloakroom/WC

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

Lounge

15'9" x 13' (4.80m x 3.96m)

With a living flame gas fire in fireplace surround, radiator, double glazed window and French doors.

Dining Kitchen

25'2" x 9' (7.67m x 2.74m)

Modern fitted dining kitchen having a range of wall and base units incorporating solid wood work surfaces, stainless steel sink unit, tiled splashback, oven, hob, extractor hood, dishwasher, fridge, breakfast bar, radiator and double glazed window.

Utility

Modern fitted wall and base units incorporating plumbing for auto washer, radiator and double glazed window.

Sun Room / Study

17'6" x 8'8" (5.33m x 2.64m)

With fitted desk/office furniture, radiator and French doors to rear.

Cloakroom/WC

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

First Floor

Bedroom One

14' x 9'10" (4.27m x 3.00m)

With fitted wardrobes, radiator and double glazed window. En Suite Shower Room;

En Suite Shower Room

Modern four piece suite comprising shower cubicle, vanity sink unit, low suite wc, bidet, radiator and double glazed window.

Bedroom Two

11'4" x 9'1" (3.45m x 2.77m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Three

14'1" x 7'8" (4.29m x 2.34m)

With fitted wardrobes, radiator and double glazed window.





Bedroom Four

9'5" x 7'8" (2.87m x 2.34m)

With radiator, double glazed window and fitted wardrobes.

Bathroom

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

Exterior

To the outside there are superb landscaped gardens to front and rear with lawns, patio, well stocked borders and outside lighting. There is a driveway to leading to an integral garage.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Fleet Ln, left onto Moor Close Parade, left onto Moor Cl Rd, left onto Edale Grove, turn left to stay on Edale Grove.

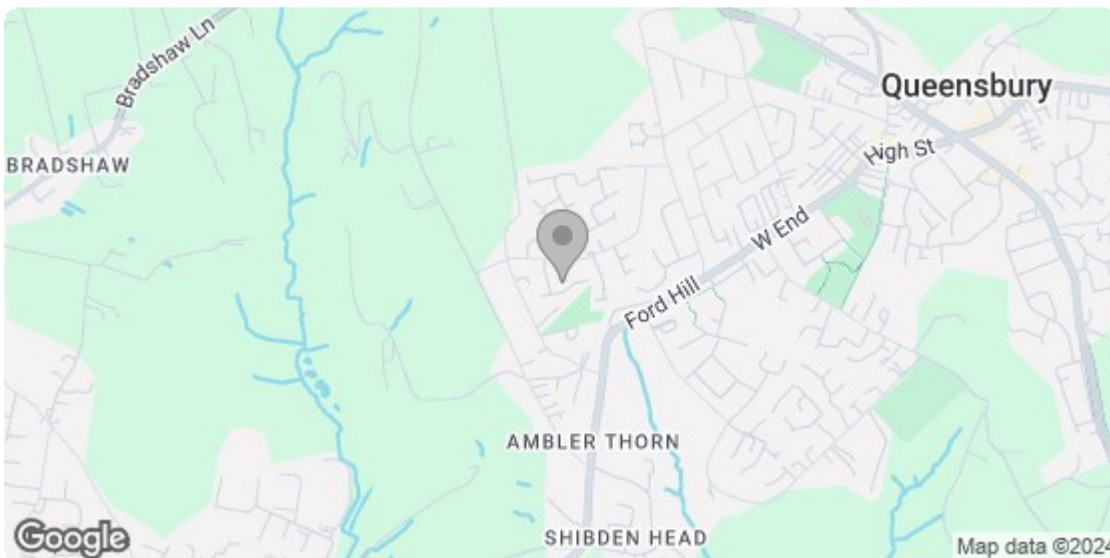
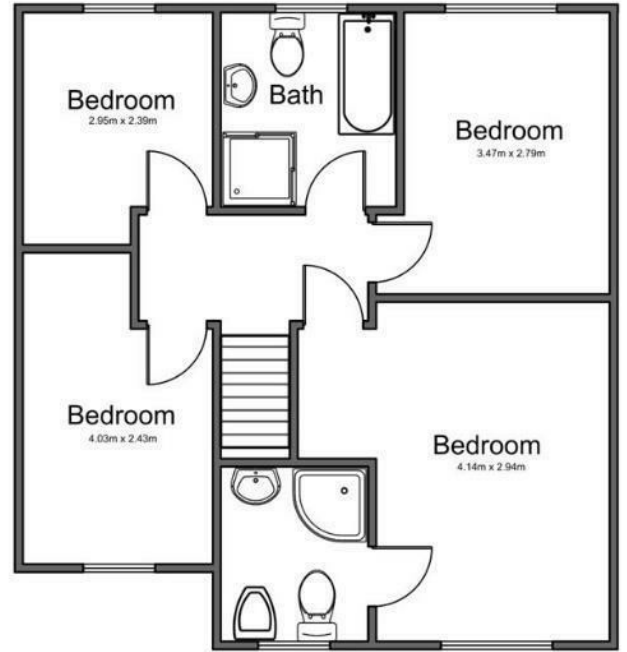
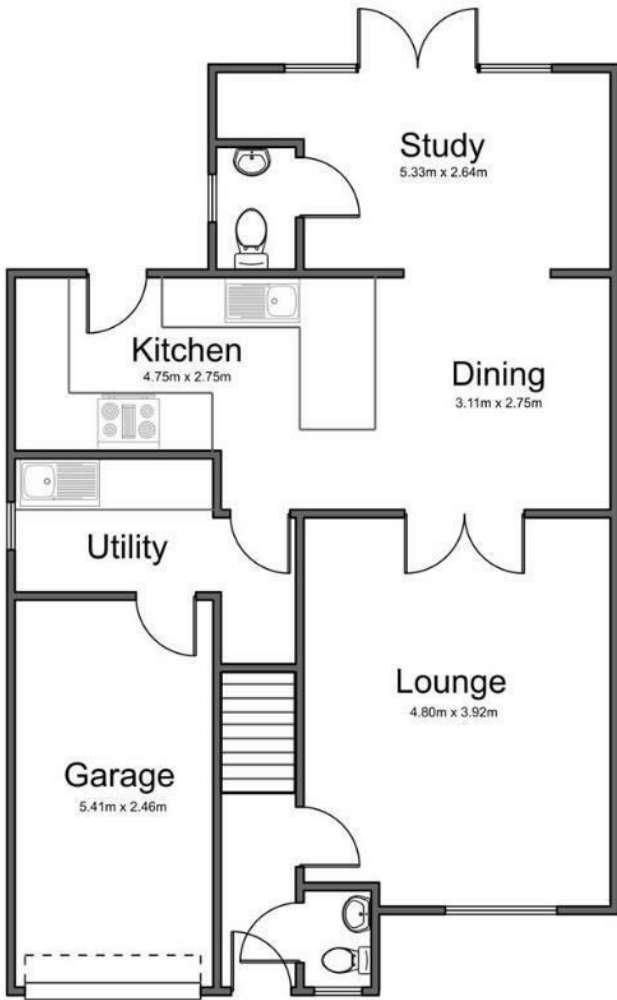
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B		72	
(69-80) C			
(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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