



Marston Close, Queensbury,

£295,000

**** DETACHED ** THREE BEDROOMS ** CORNER PLOT ** CONSERVATORY ** FAMILY SIZED **
 ** TWO RECEPTION ROOMS ** WELL PRESENTED THROUGHOUT ** GARDENS & GARAGE ****

Occupying a spacious corner plot on this well established quiet cul-de-sac development is this modern three bedroom detached family home. This development is renowned for its open space, wildlife and greenery. Having a fantastic landscaped garden which would appeal to a range of buyers along with a generous living accommodation this home is a real gem of a property.

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

Within walking distance of Queensbury Village which boasts amenities, shops and schools close by.

The accommodation briefly comprises of entrance, hallway, cloaks w/c, lounge, dining room, sun room and a breakfast kitchen. To the first floor there are three double bedrooms (master en suite) and a house bathroom. To the outside there are wonderful landscaped gardens with lawns, seating areas and well established trees, shrubs and borders. A driveway leads to a detached garage.



Hall

Radiator.

W/C

Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

Dining Room

9'6" x 8'8" (2.90m" x 2.64m")

Radiator.

Lounge

10'7" x 18'9" (3.23m" x 5.72m")

gas fire with feature fireplace surround, radiator and doors

Conservatory

9'2" x 17'7" (2.79m" x 5.36m")

Radiator and french door leading to garden.

Breakfast Kitchen

18'8" x 9'1" (5.69m" x 2.77m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, breakfast bar, plumbing to auto washer, integrated fridge freezer, radiator and patio door.

First Floor Landing

Radiator.

Bedroom One

13'6" x 10'1" (4.11m" x 3.07m")

Built in wardrobes and radiator.

En Suite

White three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Bedroom Two

19'8" x 11'6" (5.99m" x 3.51m")

Built in wardrobes and radiator.

Bedroom Three

11'3" x 8'5" (3.43m" x 2.57m")

Radiator.

Bathroom

Modern three piece suite comprising jacuzzi bath, low flush wc, pedestal wash basin and radiator.

Exterior

Ample driveway parking leading to a detached garage with a well stocked lawn and patio garden to the rear.

Council Tax Band

D

Tenure

FREEHOLD.



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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) 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	

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