





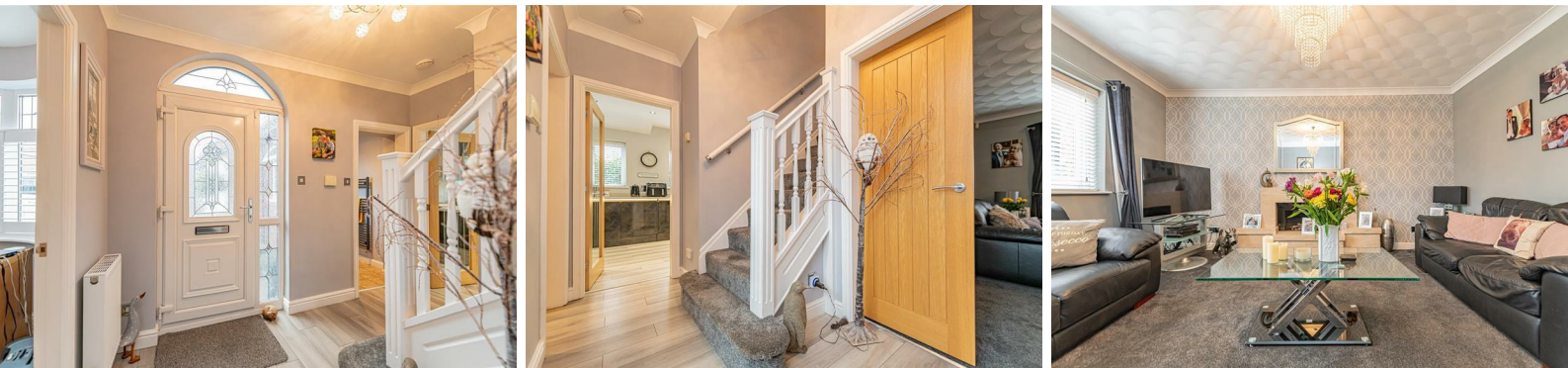
9 Redshank Grove, WN7 1LD Offers over £450,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning executive detached home positioned at the end of a very sought after cul de sac. The property occupies a FREEHOLD plot with lovely gardens to the front, side and rear. This amazing family home is a credit to the current owners boasting flawless presentation together with generous accommodation, ample parking and integral double garage. Property of this style in this location is rarely available and early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to an excellent bay fronted study and well proportioned sitting room. The amazing kitchen has recently been refitted with high end units and leads into a fantastic dining area complete with bifolding doors opening into the rear gardens. A handy utility room, laundry room and downstairs cloakroom completes the ground floor accommodation. To the first floor are four very generous bedrooms and a beautiful bathroom finished with freestanding bath and separate shower enclosure. The master bedroom boasts a modern en suite shower room. Outside, this property is tucked into the corner of a cul de sac with ample off road parking in front of the integral double garage. There are lovely enclosed gardens to the side and rear providing generous outdoor space and an excellent degree of privacy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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