



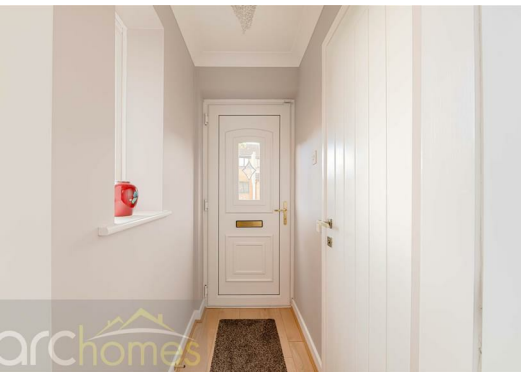
64 Bexhill Drive, WN7 5TG £320,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD four bedroom detached property situated in a very sought after location. This property offers generous accommodation, fantastic rear gardens and would be an ideal family home. Entry is via an entrance hallway providing access into a handy downstairs WC and the well proportioned sitting room with stairs leading to the first floor. To the rear sits a modern fitted kitchen diner with integrated appliances and French doors leading into the fantastic rear gardens.. To the first floor are four excellent generous bedrooms and a modern family bathroom. The master bedroom also benefits from an ensuite shower room. Outside, the property is located in a quiet cul-de-sac and has ample off road parking which leads to a garage. The enclosed rear gardens are well presented and provide generous outdoor space together with a good 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		
England & Wales EU Directive 2002/91/EC 		



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