





DETACHED & MODERN four bedroom property for sale with no onward chain. The property is located on a private cul de sac position within walking distance to the village and primary school. The property also benefits from two reception rooms, ensuite facilities to master bedroom and garage with off road parking.

Property Info:

Tenure: Freehold

Parking: Garage & Off Road Parking

Gardens: Rear Garden

Heating: Electric Heating

Doors/windows: Double Glazed

Council tax band: D

EPC rating band: C

ENTRANCE HALL:

Upstairs storage cupboard.

CLOAKROOM:

WC and pedestal hand basin.

KITCHEN/BREAKFAST ROOM:

A Modern kitchen with a range of base and wall units, stainless steel sink and drainer, single electric oven and hot plate hob with extractor hood over, integrated fridge freezer, space and plumbing for washer/dryer and space for dishwasher. Window/door to rear garden.

LOUNGE:



French doors and window to rear garden.

DINING ROOM:

Dual aspect windows to front and side.

FIRST FLOOR:

Airing cupboard.

MASTER BEDROOM:

Built in double wardrobe, dual aspect windows to front and side.

EN-SUITE:

WC, pedestal hand basin and shower cubicle.

BEDROOM TWO:

Window to front.

BEDROOM THREE:

Dual aspects windows to front and side.

BEDROOM FOUR:

Window to rear.

FAMILY BATHROOM:

WC, pedestal hand basin and bath with shower over.

OUTSIDE:



The front garden is mainly laid to lawn with off street parking for two vehicles leading to single garage and pedestrian access to rear. Fully enclosed rear garden, mainly laid to lawn with patio area and access to front.

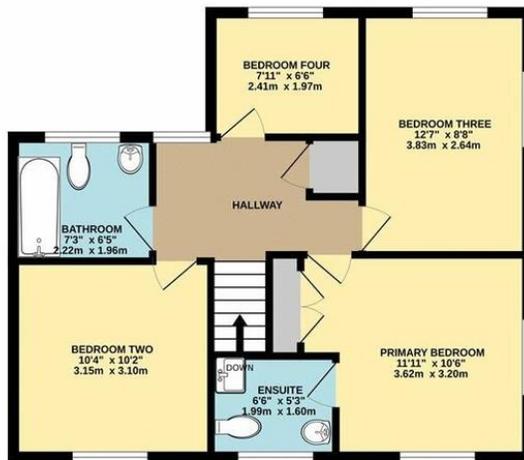
AGENTS NOTE
Stock Photos Used



GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	