





**** CHAIN FREE ** DETACHED HOUSE** **This attractive detached house is offered to the market chain free and situated in a sought after cul-de-sac position in the village of Beck Row. The property benefits from a lounge, kitchen, dining room, cloakroom, four bedrooms, master with en-suite, family bathroom, garage and enclosed rear garden. .

Tenure: Freehold

Parking: Garage and driveway

Gardens: Rear Enclosed Garden

Heating: Oil central heating

EPC rating band: C

Council Tax Band D



ENTRANCE HALL

LOUNGE

Carpet flooring, window to front and door leading to dining room.

DINING ROOM

Wooden effect flooring, patio doors to rear garden and door to kitchen.

KITCHEN/BREAKFAST ROOM

Fitted kitchen with a range of wall and base units, window to rear and door to garden, lino flooring, stainless steel sink, space for cooker, dishwasher and washing machine.

CLOAKROOM

WC, window to side, part tiled walls, lino flooring and hand basin.

FIRST FLOOR

MASTER BEDROOM

Carpet flooring, window to front, mirrored sliding double wardrobes.

ENSUITE

Double shower cubicle, tiled walls, window, hand basin and lino flooring.

BEDROOM 2

BEDROOM 3







BEDROOM 4

BATHROOM

Double shower cubicle, bath, WC, sink, window and vinyl flooring.

OUTSIDE

Garage and off road parking to front, rear enclosed garden mainly laid to lawn with oil tank and side access.



GROUND FLOOR

1ST FLOOR



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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |