





**\*\* Woodland Views To Rear \*\*** A rare opportunity to acquire a FOUR bedroom link-detached property on the popular Lords Walk estate. The property itself has been improved by its current owners, and boasts open plan kitchen, living and dining area, master with en-suite and double built in wardrobe, three further bedrooms and study.

Tenure: Freehold

Council Tax Band: C

EPC: TBA

Property Type : Link Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1336 SQFT Aprox

Parking: Driveway To Front

Utilities / Services

Electric Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating sources: Electric Warm Air Heating

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No



## ENTRANCE HALL

Composite door, wood flooring.

## MASTER BEDROOM

Double bedroom with window to front, double wardrobe and karndean flooring.

## ENSUITE

White suite with WC, sink, bath with shower over, window to rear, towel rail, tiled walls, extractor fan, light with shaving point/usb charger and karndean flooring.

## UTILITY AREA

Window to rear, water and electric connected.

## KITCHEN/DINER

Double glazed window to rear, bio fold doors to rear, wall and base level units with worktops over, space for range cooker, space for dishwasher, space for washing machine and tumble dryer, space for American style fridge/freezer, one and half bowl sink and drainer unit with mixer tap over, breakfast bar area, cupboard housing warm heating heating which is control via NEST, dining area with karndean flooring.



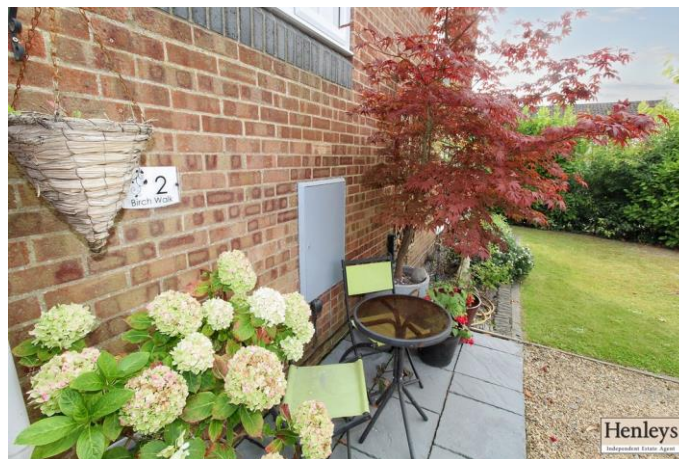
## LOUNGE

Open plan with window to front and carpet flooring.

## FIRST FLOOR

## BEDROOM 2

Double bedroom with carpet flooring, window to rear and double wardrobe.

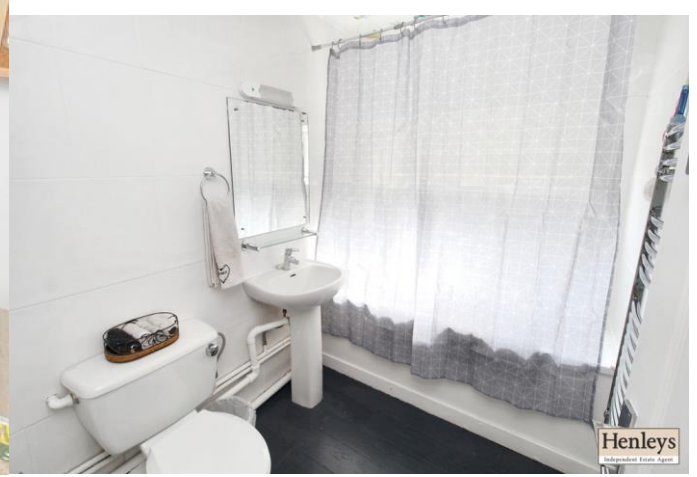




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### BEDROOM THREE

Double bedroom with carpet flooring and window to front.

### DRESSING ROOM/STUDY

The current owners use this room as walk in wardrobe but it can also be utilised as a study.

### BEDROOM FOUR

Double bedroom with window to rear, carpet flooring and double wardrobe.

### BATHROOM

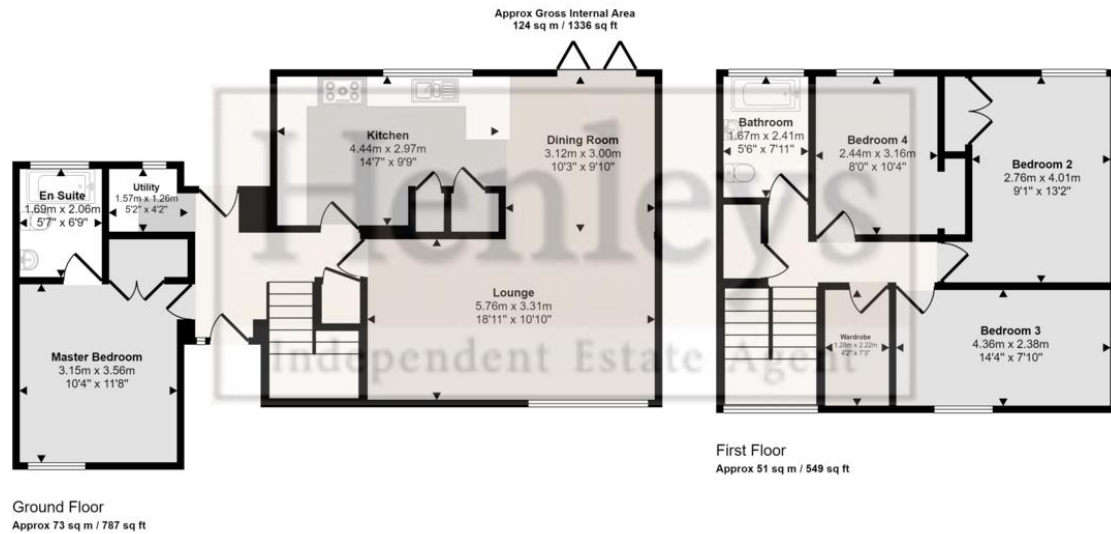
White suite with WC, sink, bath with power shower over, windows to rear, towel rail, tiled walls, light with shaving point/usb charger and wood flooring.

### OUTSIDE

The property has a shingle driveway to the front enclosed by leylandi hedging and benefitting from a variety of shrubs, plants and bushes.

The rear garden is a good size and benefits from a covered decking area, large shed, lawn and several areas to relax. The property overlooks the woodland and offers privacy and green views.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		