







This detached four bedroom house is offered with No Onward Chain. Located on a small development of four homes in the village of West Row. The Property benefits from Dining Room, Kitchen, Lounge, Study and Cloakroom. Four bedrooms with master having an ensuite and family bathroom upstairs.

Tenure: Freehold

Council Tax Band: D

EPC: C

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1210

Parking: Single Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No

LOUNGE

Carpet flooring, feature fireplace, windows to front and rear.



## KITCHEN

Vinyl flooring, range of cream base and wall units, wood effect work surface, tiled splash back, sink with mixer tap, 5 ring ceramic electric hob with extractor over, double oven, space and plumbing for washing machine, space for dryer, integrated fridge/fridge, grant boiler, window to rear.

## DINING ROOM

Laminate flooring, arch to kitchen, window to front.

## STUDY

Carpet flooring, window to front.

## CLOAKROOM

Vinyl flooring, toilet, pedestal sink.

## MASTER BEDROOM

Carpet flooring, window to front, ensuite.

## ENSUITE

Vinyl flooring, bath with shower mixer tap, towel radiator, toilet, pedestal sink.

## BEDROOM 2

Carpet flooring, window to rear.

## BEDROOM 3

Carpet flooring, window to front.

## BEDROOM 4

Carpet flooring, window to rear.

## BATHROOM

Vinyl flooring, bath with shower mixer, tiled splash back, toilet, window to side.



## OUTSIDE

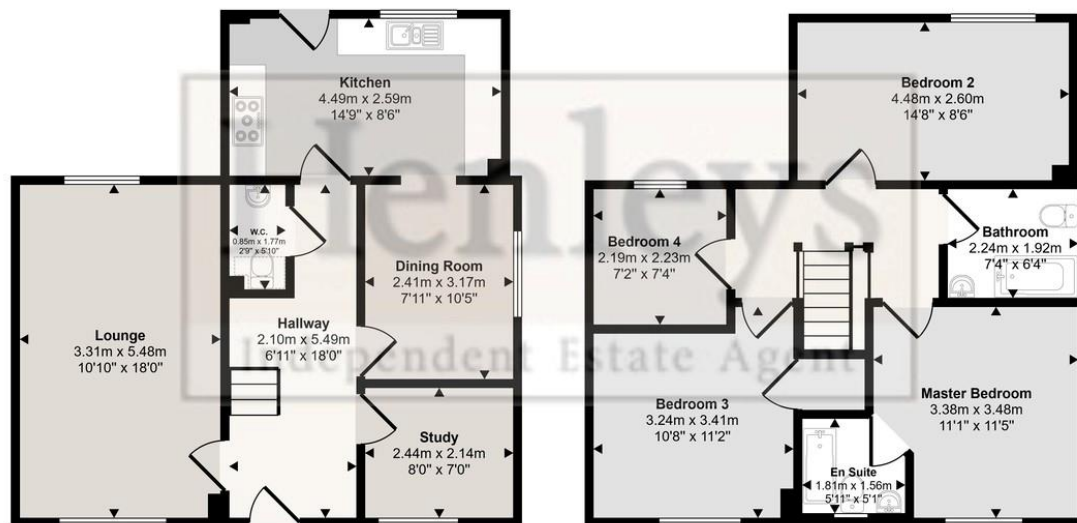
To the front of the property is a pathway that leads to the garage. To the rear of the property is mainly laid to lawn with a patio area.







Approx Gross Internal Area  
112 sq m / 1210 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft

First Floor  
Approx 56 sq m / 598 sq ft

Denotes head height below 1.5m

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		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		