





Spacious well presented detached 4 bedroom family home in the popular village of Beck Row. The property benefits from a separate lounge and dining room, spacious kitchen, 4 bedrooms, 2 with ensuites, single garage and ample off road parking.

Tenure: Freehold

Council Tax Band: E

EPC: D

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1883

Parking: Garage & Off Road Parking

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

HALLWAY

Wood flooring.

KITCHEN

Wood flooring, cream shaker style base and wall units, wood effect work surface, tiled splash back, ceramic hob, extractor, double oven, sink with mixer tap, window to front, space for dishwasher.



UTILITY ROOM

Wood flooring, cream shaker style base and wall units, wood effect work surface, space for washing machine and dryer, door to side.

LIVING ROOM

Wood flooring, feature fireplace, double doors to dining room, French doors to garden.

DINING ROOM

Wood flooring, French doors to garden.

CLOAKROOM

Wood flooring, toilet, sink.

BEDROOM 1

Carpet flooring, built in wardrobes, ensuite, windows to front and side.

ENSUITE

Laminate flooring, shower, toilet, pedestal sink, window to front.

BEDROOM 2

Carpet flooring, built in wardrobes, ensuite, window to front.

ENSUITE

Laminate flooring, shower, toilet, pedestal sink, window to side.

BEDROOM 3

Carpet flooring, built in wardrobes, window to rear.

BEDROOM 4

Carpet flooring, built in wardrobes, window to rear.



BATHROOM

Laminate flooring, bath, tiled splash back, double sink with vanity, toilet, window to rear.

OUTSIDE

Front: Single integrated garage, ample parking, mature flower borders.

Rear: Large patio area, lawn, fenced area with oil tank.





LOUNGE
20'9" x 12'9"
6.32m x 3.90m

DINING ROOM
11'10" x 9'7"
3.60m x 2.93m

CLOAKROOM
8'8" x 5'6"
2.63m x 1.68m

UTILITY ROOM
9'7" x 5'2"
2.93m x 1.57m

KITCHEN/BREAKFAST ROOM
18'11" x 13'9"
5.77m x 4.20m

ENTRANCE HALL

GARAGE
15'10" x 9'9"
4.62m x 2.96m

UP

[illegible]

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		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		