





**Offers in Excess of
£525,000**

Positioned within a cul-de-sac in the central location of Conniburrow, is this five bedroom detached property, which has been adapted to create a flexible family home. The ground floor comprises an entrance hall, a lounge, large kitchen/diner, cloakroom, utility room, study, and downstairs shower room. On the first floor are the five bedrooms with an en-suite to the main bedroom, a family bathroom, plus an additional shower room. Externally, the property is positioned on a generous plot and benefits from a garage and a block paved driveway for multiple vehicles.

Property Description

ENTRANCE HALL

Doors to lounge, kitchen/diner and cloakroom. Stairs rising to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, splash back tiling, radiator.

LOUNGE

Double glazed box bay window to front aspect, double glazed window to front aspect. Two radiators, TV point, telephone point.

KITCHEN/DINER

Two double glazed windows to rear aspect, door to utility room. Fitted with a range of eye & base level high gloss units, round edge work surface over, stainless steel sink with mixer tap over. Integrated: electric oven, gas hob with extractor hood over. Space & plumbing for dishwasher. Radiator, splash back tiling.

UTILITY ROOM

UPVC double glazed window to rear aspect, UPVC double glazed door to garden, door to study, shower room & garage. Base level units with round edge work surface over, stainless steel sink unit with mixer tap over. Space for: Fridge/freezer, washing machine & tumble dryer. Wall mounted boiler, radiator, splash back tiling, spotlights.

STUDY

Double glazed window to front aspect, radiator.

DOWNSTAIRS SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, fully-tiled shower cubicle with wall mounted shower, radiator, splash back tiling.

LANDING

Doors to all bedrooms, bathroom & shower room. Access to part-boarded loft space with power & lighting.

BEDROOM ONE

Double glazed window to front aspect, door to en-suite. Two built-in wardrobes, radiator.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with shower attachment over, bidet, radiator, extractor fan, tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Built-in wardrobe, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Built-in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BEDROOM FIVE

Double glazed window to rear aspect. Built-in wardrobe, radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level WC with push button flush, pedestal wash hand basin, panelled bath with shower attachment over, radiator, tiled walls.

SHOWER ROOM

Low level WC with push button flush, pedestal wash hand basin, shower cubicle, radiator, extractor fan, tiled walls.

OUTSIDE

GARAGE/PARKING

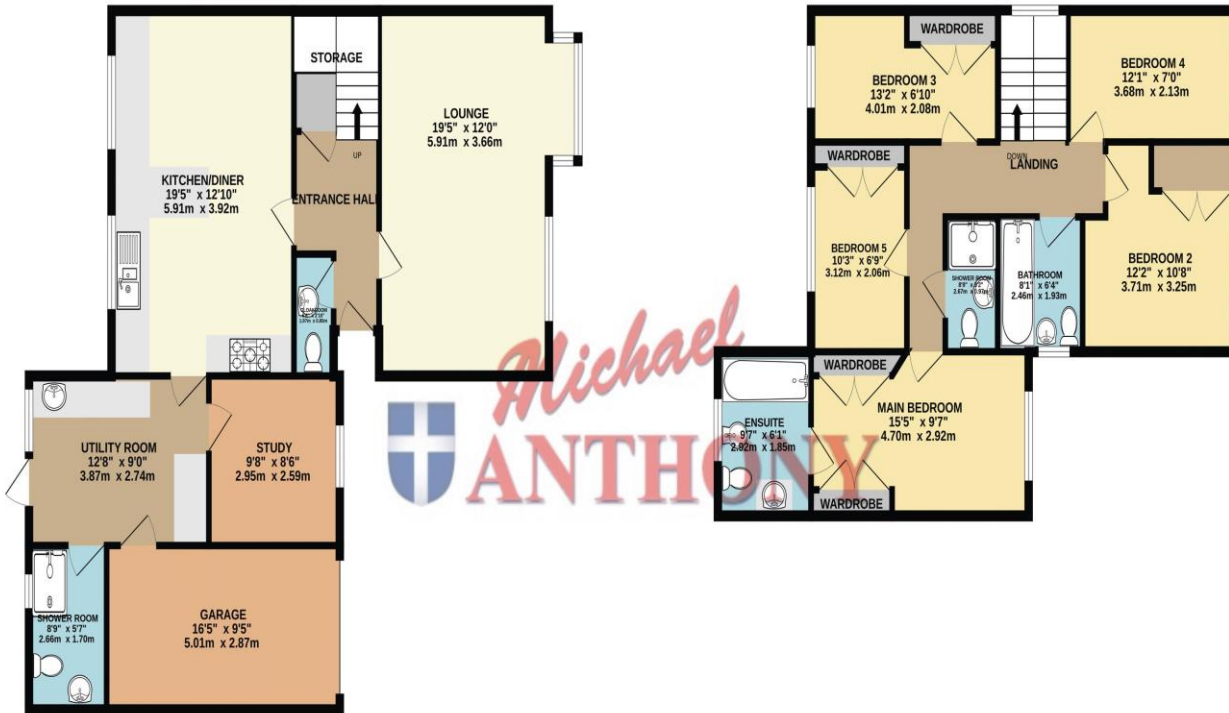
Single garage with metal up & over door, power & lighting. Block paved driveway for multiple vehicles. Partly enclosed by hedges, slate areas.

REAR GARDEN

Patio area with steps leading to raised mainly laid to lawn, shrub/hedge & gravel borders, enclosed by timber fence panelling, outside light, side gated access.

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



Michael ANTHONY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 1727 sq.ft. (160.4 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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