







**Offers in the Region  
Of £500,000**

Positioned on a corner plot in a cul-de-sac location in the sought-after village of Newton Longville is this four-bedroom detached family home. The property boasts a double garage with ample off-road parking, front to back lounge, refitted kitchen/diner and a utility room with a downstairs cloakroom. Upstairs comprises four bedrooms and a refitted four-piece suite family bathroom. Further benefits include a landscaped rear garden with a summer house offering power and lighting, currently used as an office space.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, stairs to first floor, doors to cloakroom, kitchen and lounge.

## **UTILITY ROOM/CLOAKROOM**

UPVC frosted double glazed window to rear aspect. Range of base and eye level units with square edge work surface, space for washing machine and tumble dryer, heated towel rail, sink with mixer tap, low level w.c. with push button flush.

## **LOUNGE**

UPVC double glazed window to front aspect, UPVC double glazed sliding door to rear. Television point, two radiators.

## **KITCHEN/DINER**

UPVC double glazed window to front, UPVC double glazed window to rear, UPVC double glazed door to side. Range of base and eye level units with Quartz square edge work surface over and matching upstands, built-in NEFF oven and microwave, built-in NEFF hob with extractor over, built in dishwasher, single drainer one and a half sink with mixer tap, radiator, television point, wood effect laminate flooring, space for fridge/freezer.

## **LANDING**

UPVC double glazed window to rear aspect. Access to loft void, airing cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

UPVC double glazed window to front aspect. Radiator, built in wardrobe.

## **BEDROOM TWO**

UPVC double glazed window to rear. Radiator.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

UPVC frosted double glazed window to rear aspect. Free standing bath with mixer tap and shower attachment, low level w.c., with push button flush, fully tiled double shower, wall mounted wash hand basin, heated towel rail, splash back tiling.

## **OUTSIDE**

### **DOUBLE GARAGE**

Double garage with power and light, metal up and over door electric.

### **FRONT GARDEN**

Driveway providing off road parking, lawn area, shrub beds, side gated access.

### **REAR GARDEN**

Laid to lawn with paved patio and decked areas, enclosed by panel fencing, shrub borders, outside tap and light, shed to remain, power, gated side access.

### **SIDE GARDEN**

Courtyard area with summerhouse.

### **SUMMERHOUSE/HOME OFFICE**

Summer house with power and lighting, currently used as a home office.

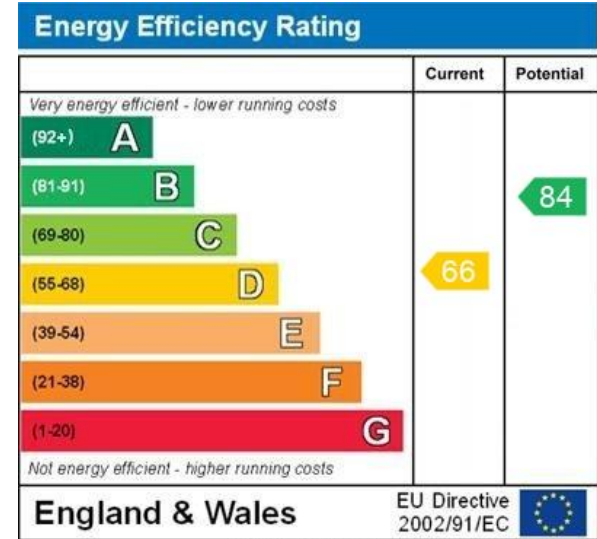
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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