





**Offers Over
£450,000**

Positioned in the sought-after location of Furzton is this four-bedroom detached family home. The property is, in our opinion, in good decorative order throughout and offers a refitted kitchen, refitted family shower room and refitted downstairs cloakroom. Further benefits include a conservatory, separate reception rooms, low maintenance rear garden and a garage with ample off-road parking.

Property Description

ENTRANCE

UPVC double glazed frosted door to:

ENTRANCE HALL

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

CLOAKROOM

Obscure double glazed window to side aspect. Low level WC, heated towel rail, wash hand basin in vanity unit, wood effect flooring, tiled walls.

LOUNGE

Double glazed window to front aspect. Radiator, door to dining room.

DINING ROOM

Door to kitchen, double glazed sliding door to conservatory. Radiator.

KITCHEN

Double glazed window to rear aspect, UPVC double glazed door to rear garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, integrated washing machine, integrated slimline dishwasher, built-in electric double oven, induction hob, space for fridge freezer, complementary tiling.

CONSERVATORY

UPVC conservatory with brick base, double glazed French doors to rear garden, double glazed window to side aspect, radiator, tiled floor.

LANDING

Double glazed window to side aspect. Doors to bedrooms and shower room, airing cupboard housing hot water tank and linen storage.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, fitted wardrobe with sliding doors.

BEDROOM TWO

Double glazed window to front aspect. Radiator, fitted wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard, loft access.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, fitted wardrobe.

SHOWER ROOM

Obscure double glazed window to side aspect. Walk-in shower cubicle with splashback tiling, low level WC, wash hand basin in vanity unit, fully tiled walls, tiled floor, heated towel rail.

OUTSIDE

GARAGE

Garage with up and over door, power and lighting.

REAR GARDEN

A low maintenance tiered garden with patio area, gravel area, flower and shrub borders, courtesy door to garage, outside light, power point and tap, awning, fully enclosed by timber fence panelling and brick wall.

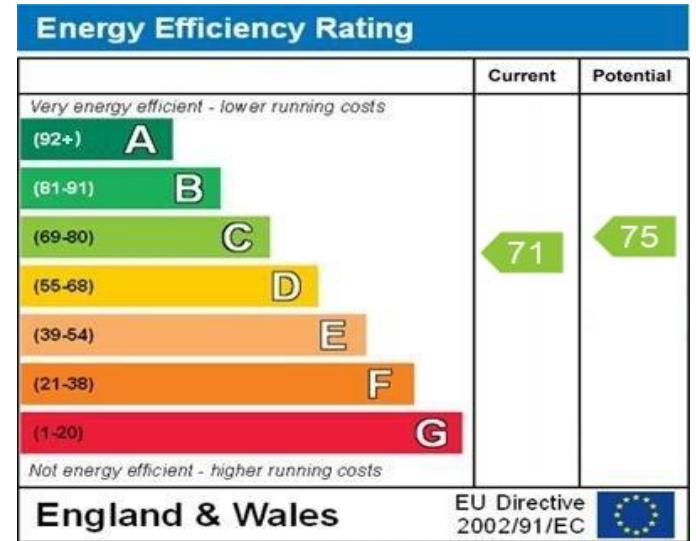
GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.3 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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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