





**£500,000**

Located on the modern development of Eaton Leys off the A4146 is this four double bedroom link detached family home. The property boasts two en-suites, and a kitchen/diner leading onto a conservatory. The property further benefits from a downstairs cloakroom, lounge and a garage, as well as ample parking.

# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

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

## CLOAKROOM

Low level WC, radiator, pedestal wash hand basin.

## LOUNGE

Double glazed window to front aspect. Two radiators.

## CONSERVATORY

Double glazed windows to side and rear aspects, double glazed double doors to garden, underfloor heating.

## KITCHEN

Double glazed window to rear aspect, double glazed double doors to conservatory. Fitted with a range of base and eye level units with work surface over, integrated dishwasher, fridge freezer, oven and gas hob with extractor fan over; storage cupboard housing plumbing for washing machine, two radiators.

## LANDING

Doors to bedrooms and bathroom, storage cupboard, loft access, radiator.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, fitted wardrobe, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, heated towel rail, shower cubicle, part tiled walls.

## BEDROOM TWO

Double glazed windows to front and rear aspects. Fitted wardrobes, two radiators, loft access, door to en-suite.

## EN-SUITE

Low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, part tiled walls.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

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

## BATHROOM

Low level WC, pedestal wash hand basin, bath, shower cubicle, heated towel rail part tiled walls.

## OUTSIDE

## GARAGE/PARKING

Garage with up and over door, power and lighting. Block paved driveway providing off-road parking. Electric car charger.

## FRONT GARDEN

Shrub borders, access to garage.

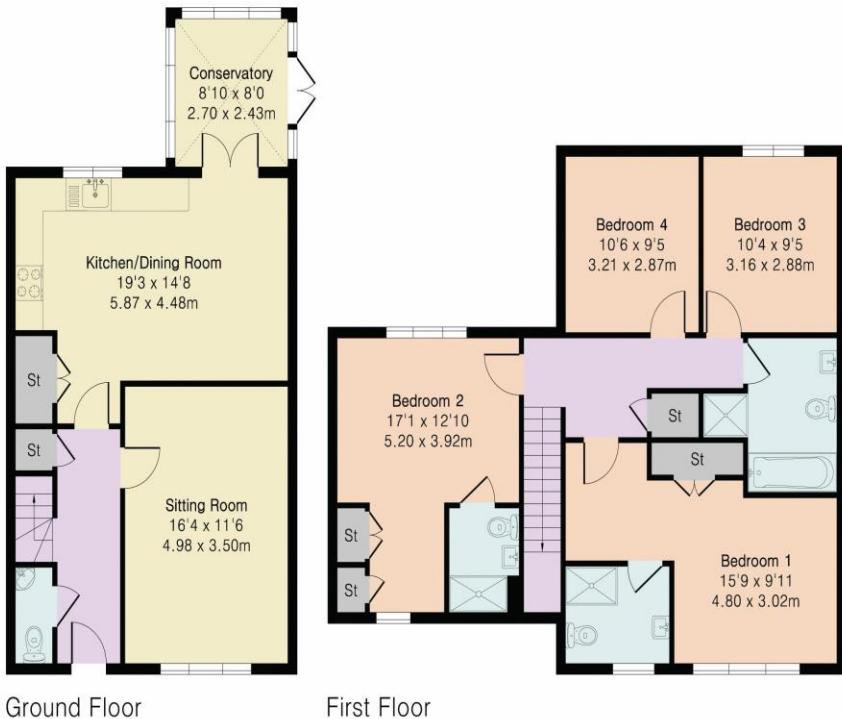
## REAR GARDEN

Mainly laid to lawn with patio area, decked area, outside tap, side gated access, enclosed by wooden fence panelling.

## Approximate Gross Internal Area 1482 sq ft - 138 sq m

Ground Floor Area 635 sq ft - 59 sq m

First Floor Area 847 sq ft - 79 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

*Michael*  
**ANTHONY**

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