



- 4 Bedrooms
- Kitchen/Dining/Living area
- Bathroom
- Council Tax Band E / EPC Rating C

- Large Garden
- Study
- Entrance Porch & Conservatory

- Lounge
- Shower Room / WC
- Garage

**\*\*No Onward Chain\*\***

A wonderful opportunity to purchase this 4-bedroom home with generous private gardens. The property is within walking distance to local shops / restaurants, and is in walking distance to and in catchment area for Darras Hall Primary School. The Entrance Porch opens to the spacious Entrance Hall with stairs to first floor landing and door through to the 20 ft. lounge with a traditional style surround and gas fireplace, with sliding doors to both the rear garden and to the front south-facing Conservatory. The Breakfasting Kitchen is fitted with a good range of base and wall units with extensive storage, double sink unit, Neff main oven, Neff combination microwave / oven, Neff induction hob, extractor hood and integrated dishwasher. The Kitchen opens to the dining/living area with sliding doors to the outside patio and garden and spiral staircase to the first-floor study. Also from the kitchen is a utility area with shower, separate WC, door to the rear garden and internal door to the garage. From the Entrance Hall, stairs lead to the first-floor landing. Double Bedroom 1 has a good range of fitted wardrobes and bedroom furniture and cupboard access to further under-eave storage. Double Bedroom 2 at the rear overlooks the garden. Double Bedroom 3 is to the east side with further accessible storage and single Bedroom 4 is to the front aspect. There is a good-sized Bathroom equipped with bath and Mira shower over, wash hand basin and WC. Loft access to fully-boarded loft space.

Externally the front garden has lawn and driveway space for 3 cars in addition to the single garage. The large rear garden has lawn, patio and mature shrubs and trees, is not overlooked and is surrounded by other mature residential gardens. Wiring is in place around the lawn perimeter for a robot lawnmower installation. Home is fully double glazed and has gas central heating with a combination boiler.





Energy Performance: Current C Potential B

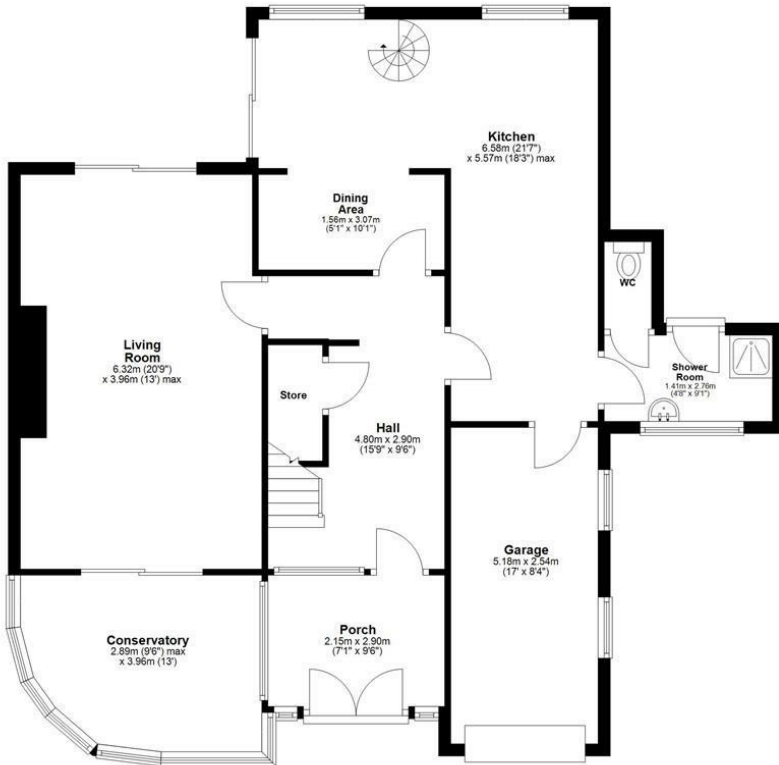
Council Tax Band: E

Distance from School:

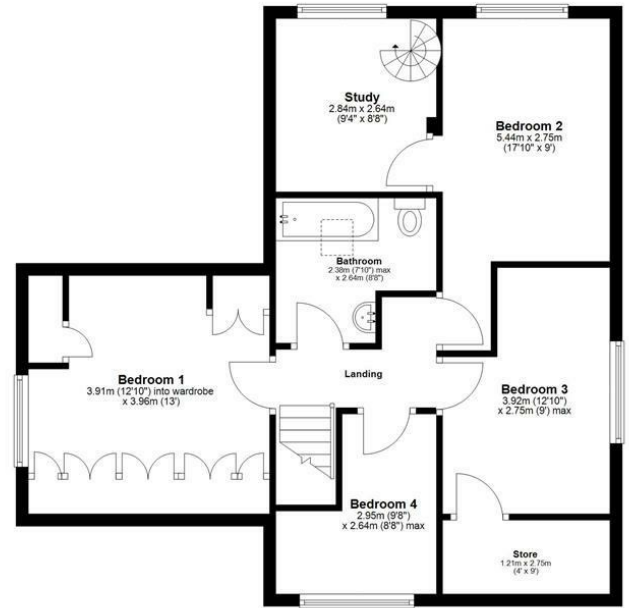
Distance from Metro:

Distance from Village Centre:

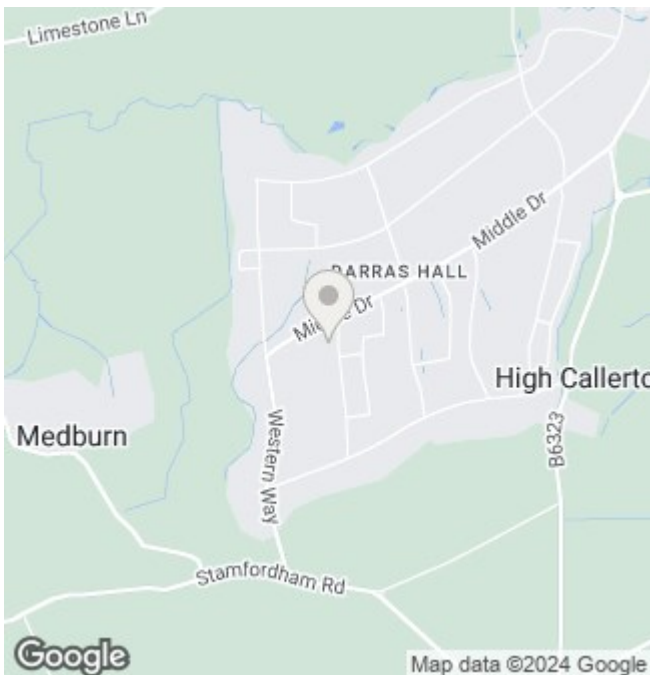
### Ground Floor



### First Floor



Total area: approx. 172.5 sq. metres (1857.2 sq. feet)



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.