



• 4 Bed Detached House

- Superb 18' Sun Room
- Well Fitted Breakfasting Kitchen
- Generous Gardens



- Spacious & Extended Family Accommodation
- Study
- En Suite Shower & Family Bathroom



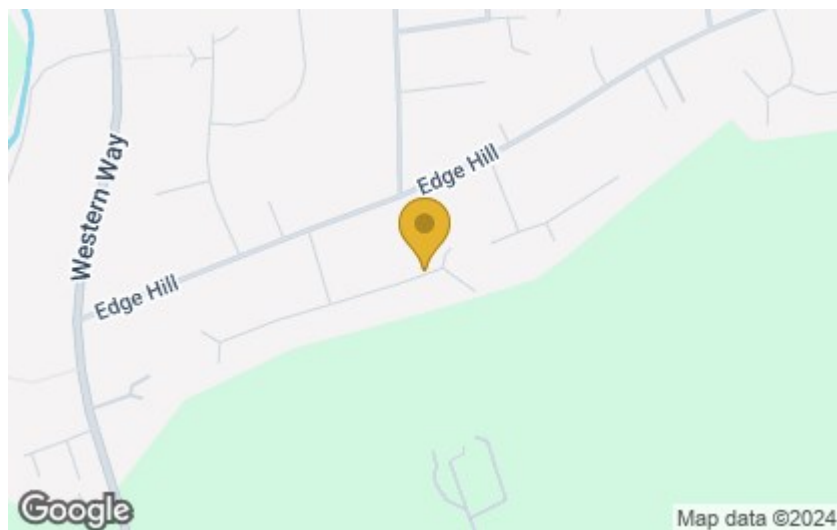
- 25' Lounge
- Snug/Dining Room
- Attached Garage

This 4 bedroomed detached house has been extended to provide spacious and flexible family accommodation. Pleasantly situated on the highly sought after Darras Hall Estate, the Reception Hall has wall lights, with the Cloakroom/WC having a low level wc and pedestal wash basin. The 25' Lounge has wood flooring and wall lights and is open to the fabulous 18' Sun Room, overlooking and with double doors to the rear garden. There is an 18' Study with French doors to the front and a Snug/Dining Room with door to the sun room. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, granite work surfaces, split level double oven, 5 ring gas hob with extractor over, integral dishwasher with matching door and French doors to the rear garden. An oak and glass staircase leads from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC, with low level wc, wall mounted wash basin with storage under and mirror fronted cabinet with light over and shower enclosure with rainhead and hand held showers over, fully tiled walls and chrome towel warmer. Bedroom 2 has a built in double wardrobe and is to the front. Bedroom 3 is to the rear, also with a built in wardrobe and Bedroom 4, with an exposed polished wood floor, is also to the rear. The Bathroom/WC has a low level wc, wall mounted wash basin with storage under, double ended bath with hand held shower, shower enclosure with rainhead and handheld showers, fully tiled walls and floor and a chrome towel warmer. The Garage is attached with roller shutter door and plumbing for a washer.

Externally, The Front Garden is lawned with a hedge and driveway to the garage. The Rear Garden is ideal for family use, with a patio, lawn, mature shrubs and shed.

Hadrian Court is a cul-de-sac off Edge Hill in Darras Hall. The area is well served with schools for all ages, shops, pubs, restaurants and sporting facilities.

- Reception Hall 22'0 x 7'5 (6.71m x 2.26m)**
- Cloakroom/WC 8'4 x 3'3 (2.54m x 0.99m)**
- Lounge 25'8 x 12'4 (7.82m x 3.76m)**
- Sun Room 18'4 x 12'9 (5.59m x 3.89m)**
- Study 18'0 x 9'5 (5.49m x 2.87m)**
- Snug/Dining Room 10'9 x 10'4 (3.28m x 3.15m)**
- Breakfasting Kitchen 18'8 x 14'9 (+dr recess) (5.69m x 4.50m (+dr recess))**
- First Floor Landing**
- Bedroom 1 14'0 x 11'10 (4.27m x 3.61m)**
- En Suite Shower/WC 10'4 x 4'6 (3.15m x 1.37m)**
- Bedroom 2 13'0 x 11'10 (3.96m x 3.61m)**
- Bedroom 3 13'0 x 11'6 (3.96m x 3.51m)**
- Bedroom 4 12'0 x 11'6 (3.66m x 3.51m)**
- Bathroom/WC 8'0 x 7'10 (2.44m x 2.39m)**
- Garage 17'8 x 9'6 (5.38m x 2.90m)**



Energy Performance: Current C Potential C
 Council Tax Band: F
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

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.