



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wheatcroft Avenue, Fence, BB12 9QL

### Offers Over £399,950

A SUPERB FOUR BEDROOM DETACHED FAMILY HOME IN A PICTURESQUE LOCATION

Nestled in the charming Wheatcroft Avenue, Fence, this delightful four-bedroom detached family home is a true gem waiting to be discovered. With its fantastic potential, this property is sure to capture your heart. The property benefits from two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The large kitchen diner offers ample space for culinary creations and family meals, making it the heart of the home. Also having four generously sized bedrooms, a stunning wrap around garden and situated in a picturesque and sought-after location, this property provides not just a house, but a lifestyle. Don't miss out on the opportunity to make this house your home!

The property comprises briefly; entrance via the porch into a welcoming hallway that has doors to two reception rooms, kitchen diner, WC and staircase to the first floor. The kitchen diner has a sliding door to the rear and door to the integral double garage. The first floor landing houses doors on to four generously sized bedrooms, four piece bathroom and two storage cupboards. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas. The front of the property has a laid to lawn, bedding areas and driveway leading to the double garage.

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# Wheatcroft Avenue, Fence, BB12 9QL

## Offers Over £399,950



- Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: TBC
- Four Bedrooms
- Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Gardens
- Council Tax Band: F

### Ground Floor

#### Porch

9'11 x 3'3 (3.02m x 0.99m)

UPVC entrance door, coving, tile flooring and hardwood door to hall.

#### Hall

15' x 11'9 (4.57m x 3.58m)

Central heating radiator, coving, stairs to first floor and doors to two reception rooms, kitchen and WC.

#### Reception Room One

18' x 14' (5.49m x 4.27m)

Two UPVC double glazed windows, two central heating radiators, coving, TV point and gas fire with decorative surround.

#### Reception Room Two

11'11 x 8'6 (3.63m x 2.59m)

UPVC double glazed window, central heating radiator, two wall lights and coving.

#### Kitchen

22'2 x 9'10 (6.76m x 3.00m)

UPVC double glazed window, two central heating radiators, coving, wood panelled wall and base units with laminate worktops, high rise double oven, four burner gas hob, tiled splash back, one and half bowl composite sink with draining board and mixer tap, dishwasher, fridge, spotlights, part tiled flooring, door to garage and UPVC double glazed sliding door to rear.

#### WC

6'11 x 6'5 (2.11m x 1.96m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity topped wash basin, spotlights, coving, part tiled elevation and storage cupboard.

#### Garage

20'9 x 15'10 (6.32m x 4.83m)

UPVC double glazed frosted window, UPVC door to rear and up and over garage door.

### First Floor

#### Landing

Two central heating radiators, two UPVC double glazed windows, coving, two wall lights and doors to four bedrooms, bathroom, airing cupboard and storage.

#### Bedroom One

14'9 x 13'6 (4.50m x 4.11m)

UPVC double glazed window, central heating radiator, loft access, fitted wardrobes and vanity topped wash basin.

#### Bedroom Two

13'11 x 9'11 (4.24m x 3.02m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

11'6 x 9' (3.51m x 2.74m)

UPVC double glazed window, central heating radiator and storage.

#### Bedroom Four

11' x 10'11 (3.35m x 3.33m)

UPVC double glazed window, central heating radiator and vanity topped wash basin.

#### Bathroom

8'8 x 6'4 (2.64m x 1.93m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, panelled bath and direct feed shower.

#### External

#### Front

Laid to lawn garden, bedding areas and driveway leading to garage.

#### Rear

Enclosed laid to lawn, flagged patio and bedding areas.



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