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Guide Price £550,000 - £575,000

Redfern House, Cants Drove, Murrow, PE13 4HN



To arrange a viewing call us now on 01354 701000

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Ground Floor

Hall
Stairs to first floor and landing with glass balustrade.

Study
4.38m (14'4") x 3.32m (10'11")
Wood panelling, window to front.

Lounge
5.29m (17'4") x 4.00m (13'2")
Feature wall, window to front.

Kitchen/Breakfast Room
6.97m (22'10") x 4.42m (14'6")
Fitted with wall and base units with central island and breakfast bar, integral double oven, hob, microwave and dishwasher, one and half bowl sink unit with mixer tap, two fully length windows to side, window to rear, bi-fold doors opening to the rear garden.

Utility Room
Wall and base units one and half bowl sink unit with mixer tap, washing machine, generous cupboard housing hot water tank, window to rear, door to garden.

WC
Fitted with WC and vanity wash hand basin, window to side.

First Floor & Landing
Window to front, cupboard, access to loft with ladder and lighting.

Bedroom 1
4.80m (15'9") max x 4.42m (14'6")
Window to side, radiator, double doors opening to the Juliette balcony, radiator.

En-suite
Fitted with a three piece suite comprising walk in shower, vanity wash hand basin and WC, window to side, heated towel rail.

Bedroom 2
4.38m (14'4") x 3.31m (10'10")
Window to front, radiator.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, radiator.

Bedroom 3
4.16m (13'8") x 4.05m (13'4")
Window to front, radiator.

Bedroom 4
4.42m (14'6") max x 3.31m (10'10")
Window to rear, radiator.

Family Bathroom
Fitted with a four piece suite comprising bath with mixer tap shower, separate shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
An extensive gravel driveway provides ample parking for multiple vehicles and leads to the double garage 6.7m x 6m with electric roller shutter doors and is fitted with light and power with personal door at the rear. A fitted WC with wash hand basin. An internal staircase leads to the room above 7.8m x 4.4m which is fitted with light and power and has skylight windows to both front and rear. The south facing garden wraps around the side and rear and is laid mainly to lawn with raised patio area and outside water supply.

Freehold
Council tax band E

It should be noted that the property is on air source central heating, underfloor on the ground floor and radiators on the first floor. This has provided the current owners with reduced running costs. It should also be noted that the property is on private drainage in the form of a treatment plant which substantially reduces your water bills as you only pay for incoming water and not drainage or storm drains. It should also be noted that the square footage measurement on the advert consists of both the house and detached double garage with WC and versatile office space above.

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

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