



**Because property is personal with...**

**Lychgate Close, Burbage**

**BELVOIR!**

£550,000



## Key Features

- 4 BED DETACHED HOUSE
- LIVING ROOM
- KITCHEN DINER
- SITTING ROOM/STUDY
- UTILITY
- MASTER BEDROOM WITH EN-SUITE
- EPC rating C
- Freehold





4 BEDROOM DETACHED HOUSE FOR SALE IN A POPULAR RESIDENTIAL LOCATION WITHIN THE HEART BURBAGE. FALLING WITHIN THE CATCHMENT AREAS FOR BOTH GROVE AND HASTINGS SCHOOLS THE PROPERTY IS WITHIN EASY REACH OF PUBS, RESTAURANTS, SHOPS AND LEISURE FACILITIES. SITTING ON A LARGE CORNER PLOT THE PROPERTY HAS A DETACHED DOUBLE GARAGE WITH EV CHARGER AND AMPLE PARKING. COMPRISNG ENTRANCE HALLWAY, LIVING ROOM, SITTING ROOM/STUDY, KICHEN DINER, UTILITY, DOWNSTAIRS CLOAKROOM, MASTER BEDROOM WITH EN-SUITE, THREE FURTHER BEDROOMS AND FAMILY BATHROOM. WITH OAK DOORS AND FLOORING THE PROPERTY ALSO BENEFITS UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. PROVIDING GREAT LIVING SPACE THE PROPERTY MUST BE VIEWED TO BE TRULY APPRECIATED

In brief the property comprises :-

Entrance Hallway - 10'4" x 10'9" (3.16 x 3.28 m) with composite main entrance door door, under stairs cupboard, coving to the ceiling, radiator, wooden flooring, stairs leading to the first floor

through Living room - 11'6" x 20'10" (3.52 x 6.37m) into bay with log burner, coving to the ceiling, upvc double glazed window to the front elevation, upvc double glazed French doors to rear garden, radiator, wooden flooring

Sitting Room/study - 10'3" x 7'2" ( 3.12 x 2.20m ) with UPVC double glazed window, radiator,

wooden flooring

Kitchen/diner - 21'1" x 9'5" (6.45 x 2.89m ) with a range of cream gloss wall and base units, inset sink with mixer tap, roll edge worktop, double electric oven, gas hob, extractor, integrated dishwasher, space for an American style fridge freezer, upvc double glazed window, upvc double glazed French doors to rear garden, coving to dining area, inset spot lights, radiator, wooden flooring

Utility - 5'3" x 10'2" ( 1.61 x 3.11 m) with shaker style base cupboards, inset sink with mixer tap, worktop, plumbing and space for a washing machine and space for a tumble dryer, upvc double glazed window, upvc double glazed door to side elevation, tiled flooring

Cloakroom - 5'3" x 3'7" (1.62 x 1.12 m) with low level wc, corner sink with tiled splashbck, upvc double glazed window, radiator

To the first floor

Landing - 10'8 " x 14'1" ( 3.25 x 4.30 m) with access to the loft, upvc double glazed window, radiator

Master Bedroom - 11'9" x 12'10" ( 3.60 x 3.92m) with upvc double glazed window, radiator

En-suite - 5'10" x 3'9" (1.79 x 1.15m) being fully tiled with shower cubicle, sink and wc vanity unit, shower, chrome towel radiator extractor, upvc double glazed window

Bedroom 2 - 11'7" x 10'9" ( 3.54 x 3.28m) with upvc double glazed window, radiator





Bedroom 3 - 11'9" x 7'9" ( 3.59 x 2.38m ) with upvc double glazed window, radiator

Bedroom 4- 7'8" x 9'9" ( 2.36 x 3.00 m ) with upvc double window, radiator

Family Bathroom - 7'2" x 6'7" ( 2.20 x 2.02m) being fully tiled with bath with shower over, built in vanity with basin and wc, towel radiator, extractor, upvc double glazed window, radiator

#### Outside

To the front there is lawn with borders and slabbed footpath leading to the main entrance door and side gate, block paved driveway providing parking for two vehicles

Double detached garage (17'1" x 17'8") with up and over door, power, lighting and EV charger

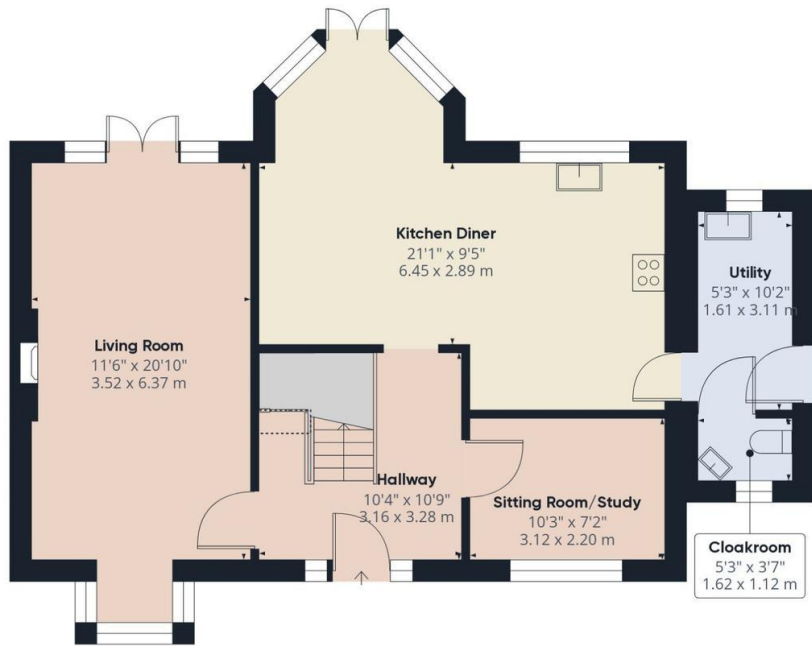
To the rear the garden is mainly laid to lawn with border and also with two patios, side door leading to the detached garage

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

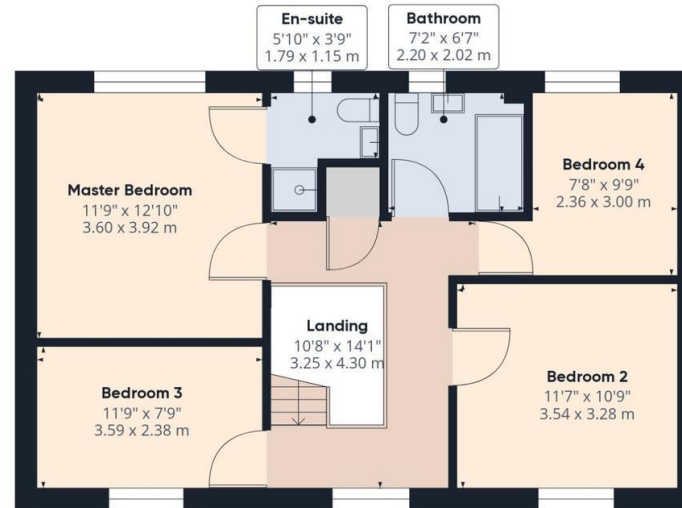




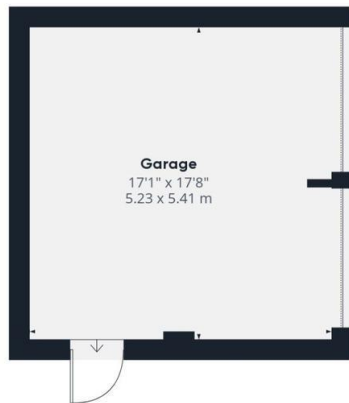




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1755.48 ft<sup>2</sup>  
163.09 m<sup>2</sup>

**Reduced headroom**

3.06 ft<sup>2</sup>  
0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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