



Good Choice are proud to offer for sale this detached family home situated in the desirable village of Great Billing near to schools, parks major road links and Weston Favell Shopping Centre.

Accommodation includes entrance hall, kitchen diner, living room, dining room, office, cloakroom (WC) and conservatory. To the first floor are four bedrooms, family bathroom and two en-suite shower rooms. Outside are generous south facing rear gardens and to the front is a driveway for 2/3 cars leading to a double garage. (B/159m2/L)

**Key Features:**

- SPACIOUS FAMILY HOME
- KITCHEN DINER
- CLOAROOM (WC)
- TWO RECEPTION ROOMS
- HOME OFFICE
- CONSERVATORY
- FOUR GENEROUSLY SIZED BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR 2/3 CARS
- DOUBLE GARAGE
- COUNCIL TAX BAND E



Ian Jackson  
01604 631403  
07799 777968  
ian@goodchoiceproperty.co.uk  
www.goodchoiceproperty.co.uk  
@iangoodchoice



For more property information please see the 'Property Description' page on the Rightmove advert.



### Entrance Hall

Entered via a double glazed front door, tiled flooring, two radiators, stairs to the first floor, under stairs cupboard and doors to:

### Living Room

4.7m x 3.7m (15'5" x 12'2")

Carpet, radiator, electric fireplace, TV point, glass panelled French doors to the dining room/study and double glazed window and sliding doors to the conservatory.

### Conservatory

4.26m x 3.4m (14' x 11'2")

Brick base, double glazed windows to three sides, double glazed French doors to the garden, tiled flooring and insulated roof.

### Kitchen Diner

6.46m max x 5.82m max (21'2" x 19'1")

Tiled flooring, radiator, base and wall units, work surfaces, tiling to water sensitive areas, one and a half stainless steel sink and drainer, double glazed window to the side, gas hob, extractor, double electric oven/grill, space for an American style fridge freezer, fitted dishwasher, fitted under counter fridge - separate utility area includes base and wall units, work surfaces, stainless steel sink, space for a washing machine and dryer. Dining area includes double glazed windows to the side and rear and double glazed French doors to the garden.

### Dining Room / Study

3.5m x 2.75m (11'6" x 9')

Tiled flooring, double glazed window to the front, glass panelled French doors to the living room and radiator.

### Office

5.09m x 2.93m (16'8" x 9'7")

Tiled flooring, radiator, double glazed window and double glazed French doors to the rear, two double glazed windows to the front, loft access (basic storage) and door to the garage.

### Cloakroom

1.9m x 1.09m (6'3" x 3'6")

WC, radiator, double glazed window to the rear, pedestal wash basin and tiling to water sensitive areas.

### First Floor Landing

Carpet, radiator, boiler cupboard and doors to:

### Bathroom

1.81m x 1'65m (5'11" x 5'5")

Tiled flooring, tiling to water sensitive areas, bath with shower over, mounted wash basin with storage under, radiator, extractor and double glazed window to the side.

### Bedroom 1

5.24m max x 4.45m max (17'2" x 14'7")

Carpet, double glazed windows to the front and side, two radiators, fitted wardrobes and door to the en-suite.

### En-Suite

1.8m x 1.46m (5'11" x 4'9")

Tiled floor and walls, shower cubicle, dual flush WC, mounted wash basin with storage under, radiator, double glazed window to the rear and extractor.

### Bedroom 2

3.9m x 3.05m (12'10" x 10')

Carpet, fitted wardrobe, double glazed window to the rear, radiator and door to the en-suite.

### En-Suite

2.34m x 0.86m (7'8" x 2'10")

Tiled flooring, tiling to water sensitive areas, shower cubicle, WC, pedestal wash basin, double glazed window to the rear, extractor and radiator.

### Bedroom 3

3.35m x 2.79m (11' x 9'2")

Wood laminate flooring, fitted wardrobes, double glazed window to the rear and radiator.

### Bedroom 4

2.85m x 2.56m (9'4" x 8'5")

Wood laminate flooring, double glazed window to the front and cupboard.

### Rear Garden

South facing, fence enclosed, mainly laid to lawn with trees, shrubs, borders, gated access to the neighbouring park, tap, light, shed. Power socket attached to the oak tree (which has a tree preservation order)

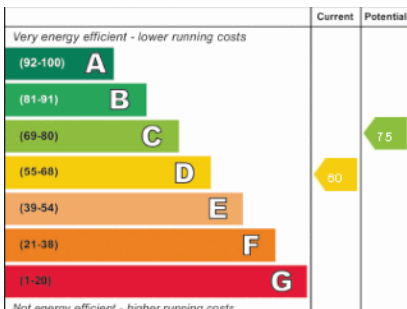
### Front Garden

Driveway for 2/3 cars leading to a double garage. Gated side access to the rear garden.

### Double Garage

5.11m x 5.04m (16'9" x 16'6")

Two up and over doors, light, power. Roof storage and doors to the office and rear garden.



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