



Wentwood View, offers in excess of £465,000

- Immaculate detached house
- highly sought after area
- Tranquil cul-de-sac location
- Two elegant reception rooms
- Council Tax band: F
- EPC Rating: C



 4
  2
  2



About the property

Presenting an immaculate detached house for sale, located in a highly sought-after area. Nestled in a tranquil cul-de-sac, this property is the epitome of perfection. The house boasts four spacious bedrooms, a well-appointed bathroom, and downstairs W.C., providing ample space for a growing family.

The property also benefits from two elegant reception rooms, perfect for entertaining guests or enjoying peaceful family time. A well-equipped kitchen complements the house, making meal preparation a delight. The house scores highly in terms of energy efficiency, as reflected in its EPC rating of C.

One of the standout features of this property is the Bifold doors with integral blinds, creating a seamless flow to outdoor enjoyment. The house also includes parking facilities and a single garage, providing secure space for your vehicles.

The outdoor area is as impressive as the interior. The south-facing garden is a real treasure, offering a private and tranquil space to enjoy the outdoors. The property falls under council tax band F. Ideal for families, this house offers a perfect mix of comfort, convenience, and luxury. Overall, this detached house promises an unrivalled living experience in one of the most desired locations in the area. Its unique features and impeccable condition make it a property well worth considering for those seeking a high-quality living space in a prestigious location.





Accommodation

Entrance Hall

W/C

Dining Room

10' 2" x 8' 6" (3.10m x 2.59m)

Kitchen/Diner

11' 5" Max x 10' Max (3.48m Max x 3.05m Max)

Utility Room

8' 2" Max x 5' 9" Max (2.49m Max x 1.75m Max)

Living Room

18' 1" x 11' 8" (5.51m x 3.56m)

Utility Room

8' 2" Max x 5' 9" Max (2.49m Max x 1.75m Max)

Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom Three

9' 8" x 9' 4" Min (2.95m x 2.84m Min)

Bedroom Four

11' 2" x 6' 9" (3.40m x 2.06m)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.