



45 STANCLIFFE AVENUE

Marford

**Rickitt**  
Partnership

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## Pleasant four bed family home

Detached house ♦ Four bedrooms ♦ En-suite, bathroom & shower room ♦ Two reception rooms ♦ Conservatory ♦ Off road parking & single garage ♦ Delightful lawned rear garden ♦ EPC C

### Description

A delightful four bedroomed detached house in a pleasant residential area of Marford. This well presented home has two reception rooms, a conservatory and a good sized dining kitchen. Along with the bedrooms upstairs, there is an en-suite shower with the main bedroom and a separate bathroom and separate shower room. There is a paved driveway to the front with an internal single garage. The enclosed rear garden is mainly laid to lawn with a raised terraced area.

#### Entrance Hall

Open staircase to first floor with cupboard below. Timber flooring. Coved ceiling. Radiator,

#### Cloakroom

Low level WC and Hand wash basin with mixer tap. Frosted double glazed window to front. Tiled floor. Radiator.

#### Sitting Room

Feature fireplace with inset wood burner with beam above and granite hearth. Long double glazed window to front. Part glassed panelled double doors to conservatory. Coved ceiling. Timber flooring. Two radiators.

#### Study

Fitted base units with granite effect surface and bookshelves above. Separate wall units. Large double glazed window to front. Timber flooring. Coved ceiling. Radiator.

#### Dining Kitchen

Range of base and wall units with granite work surface above and ceramic sink unit with mixer tap. A range style cooker by Rangemaster with five ring gas hob and Rangemaster exterior fan above. Tiled splashback. Integrated Bush dishwasher. Floor to near ceiling unit housing the fridge/freezer. Tiled floor. Large double glazed window to rear. Part glassed panelled double doors to conservatory. Two radiators.







### **Conservatory**

Double glassed window to three sides with double glazed double doors to side. Radiator.

### **Utility Room**

Wall and base units with granite effect work surface above with stainless steel sink unit and mixer tap. Space for washing machine. Double glazed window and part double glazed door to rear. Tiled floor. Door to garage. Radiator.

### **First Floor Landing**

Built in cupboard. Skylight to front. Radiator.

### **Bedroom One**

Fitted wardrobes. Double glazed window to front and one to rear. Two radiators.

### **En-Suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Skylight to front. Wall mounted heated towel rail.

### **Bedroom Two**

Built in wardrobes. Double glazed window to rear. Radiator.

### **Bedroom Three**

Built in wardrobes. Double glazed window to front. Radiator.

### **Bedroom Four**

Double glazed window to rear. Radiator.

### **Bathroom**

Bath with mixer tap and separate hand held shower head, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Two skylights to rear. Tiled floor. Wall mounted heated towel rail.

### **Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Skylight to front. Tiled floor. Wall mounted heated towel rail.

## **Outside**

To the front of the house there is a brick paved driveway offering off road parking for several vehicles. There is an integral single garage with electric operated up and over door, wall mounted gas fired boiler, electric and gas meters, door to house, power and light. The pleasant and enclosed rear garden is mainly laid to lawn with well stocked borders and trees, a raised terraced area to the house. There is also a garden shed and a summer house in the garden, both with power and light.

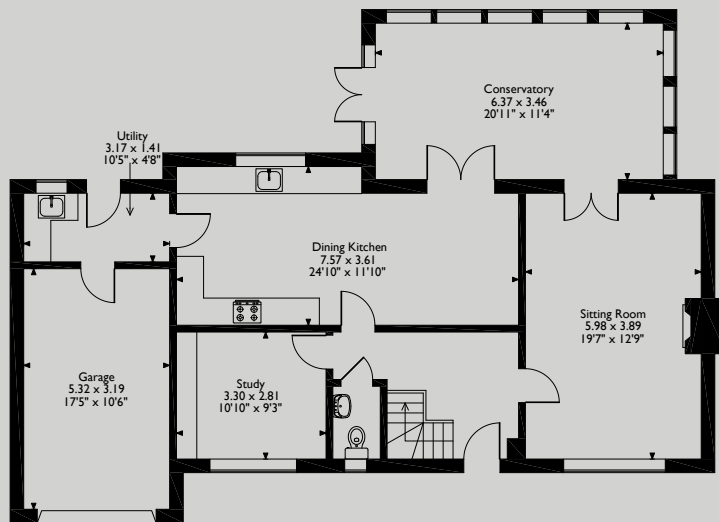
### **Property Information**

The council tax is band G. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.

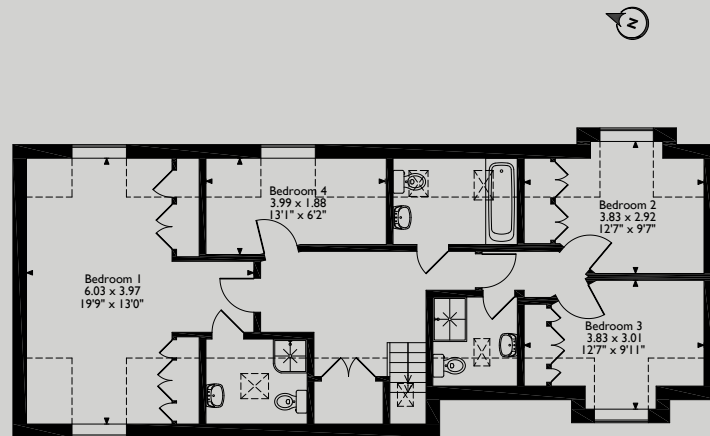


# Floorplans

45 Stancliffe Avenue, Marford  
Approximate Gross Internal Area  
177 Sq M/1905Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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