



Roberttown Lane, Roberttown

Offers Over £500,000

**** STONE BUILT DETACHED ** FIVE BEDROOMS ** THREE RECEPTION ROOMS ****

**** TWO BATH/SHOWER ROOMS ** NO CHAIN ** HIGHLY SOUGHT AFTER AREA ****

**** GOOD SIZE GARDEN PLOT ** NEWLY FITTED KITCHEN ** GENEROUS SIZED ACCOMODATION ****

A fantastic opportunity for the growing family to purchase this exceptional stone built detached residence.

Benefits from gas central heating, upvc double glazing and alarm system.

Available with vacant possession and briefly comprises entrance porch, reception hall, lounge, dining room, modern fitted kitchen, utility, sitting room/large office and cloakroom. The first floor has five bedrooms (master with ensuite shower room) plus house bathroom.

To the outside there are very good sized gardens and driveway entered via electric gates.

Internal viewing is highly recommended.





Entrance Hall

Tiled floor, understairs storage and radiator.

W/C

Two piece suite comprising low flush wc, pedestal wash basin and tiled floor.

Dining Room

12'5" x 9'9" (3.78m x 2.97m")

Tiled floor, radiator and patio door leading to rear.

Kitchen

10'0" x 13'3" (3.05m x 4.04m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob & extractor, tiled floor, integrated fridge freezer, integrated dishwasher, pantry and radiator.

Lounge

20'8" x 11'5" (6.30m x 3.48m")

Two radiators.

Sitting Room / Office

15'1" x 10'3" (4.60m x 3.12m")

Radiator and french door leading to rear.

Utility

14'4" x 11'8" (4.37m x 3.56m")

Fitted wall and base units incorporating Belfast sink unit and plumbing for auto washer.

First Floor Landing

Bedroom One

14'4" x 11'8" (4.37m x 3.56m")

Radiator.

En Suite

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled wall and radiator.

Bedroom Two

10'0" x 13'0" (3.05m x 3.96m")

Radiator.





Bedroom Four

9'8" x 9'8" (2.95m" x 2.95m")
Built in wardrobes and radiator.

Bedroom Three

10'0" x 11'7" (3.05m" x 3.53m")
Built in wardrobes and radiator.

Bedroom Five

9'5" x 5'8" (2.87m" x 1.73m")

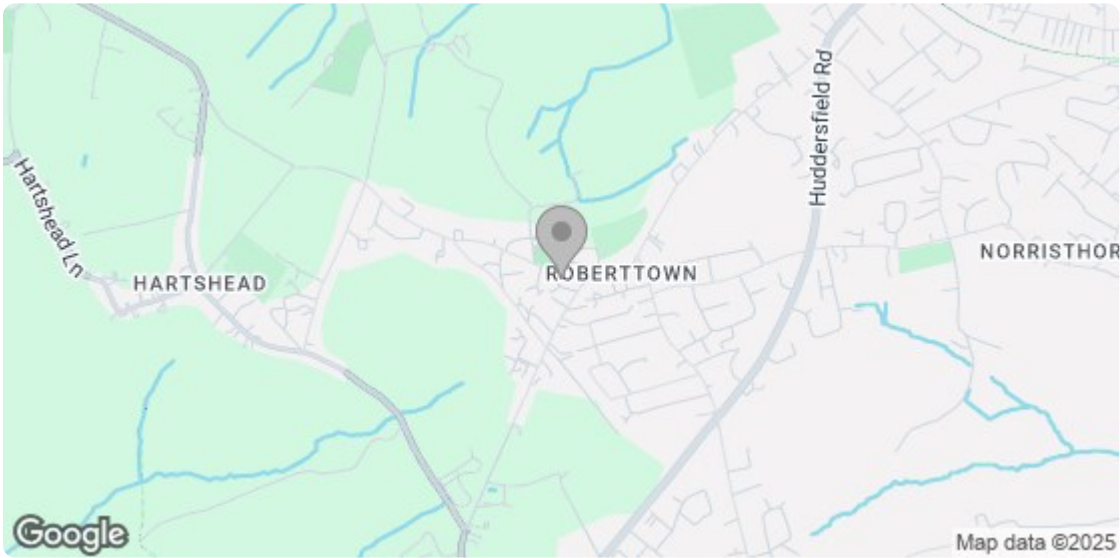
Bathroom

Four piece suite comprising walk in shower, panel bath, low flush wc, pedestal wash basin, part tiled walls & floor and radiator.

Exterior

Outside are very good sized gardens and driveway entered via electric gates.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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