



## Buckland Mews, Little Canfield, CM6 1XT

A four bedroom detached family home located in a cul-de-sac within the popular Priors Green development. The ground floor accommodation consists of entrance hall, ground floor WC, modern kitchen with integrated appliances, lounge with French doors that lead out onto the private rear garden and a converted garage which is currently being used as a dining room.

to the first floor there are four bedrooms including a main bedroom with a recently fitted modern en-suite plus a family bathroom suite which has also been recently modernised.

Outside to the rear of the property is an easy to maintain garden mainly laid with artificial lawn with patio.

**Guide Price £475,000 - £525,000 - Freehold - Council Tax: E**

# Buckland Mews

Little Canfield, CM6 1XT



## Entrance Hall

Entrance door, laminate flooring, radiator, two under stairs cupboards, stairs to first floor.

## Ground Floor WC

Low level WC, pedestal wash hand basin, radiator, tiled walls, tiled flooring.

## Lounge

17'8 x 13'7 (5.38m x 4.14m)  
Double glazed French doors to rear, double glazed window to rear, carpet, two radiators, cupboard.

## Dining Room

18'3 x 10'2 (5.56m x 3.10m)  
Double glazed window to front, laminate flooring, radiator.

## Kitchen/Breakfast Room

11'7 x 10'4 (3.53m x 3.15m )  
Double glazed window to front, tiled flooring, radiator, stainless steel single drainer sink, gas hob, oven, extractor, boiler, integrated dish washer and fridge freezer.

## Landing

Carpet, radiator, airing cupboard, loft access.

## Bedroom One

12'2 x 10'5 (3.71m x 3.18m)  
Double glazed window to rear, carpet, radiator.

## En-Suite

Low level WC, vanity wash hand basin, shower cubicle, electric shaving point, heated towel rail, extractor, tiled walls, tiled flooring.

## Bedroom Two

11' x 10'5 (3.35m x 3.18m)  
Double glazed window to front, carpet, radiator.

## Bedroom Three

7'5 x 6'11 (2.26m x 2.11m)  
Double glazed window to rear, carpet, radiator.

## Bedroom Four

7'4 x 6'11 (2.24m x 2.11m)  
Double glazed window to rear, carpet, radiator.

## Bathroom

Low level WC, vanity wash hand basin, panelled bath, heated towel rail, extractor, tiled walls, tiled flooring.

## Garden

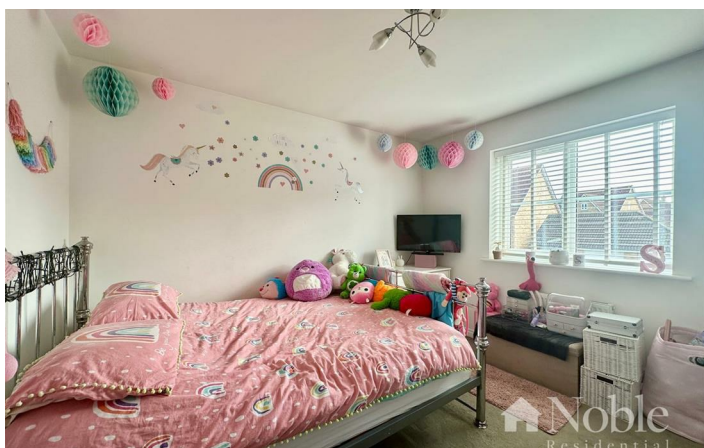
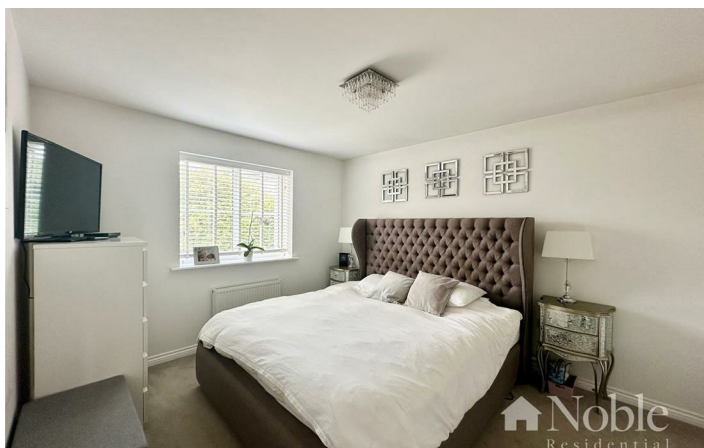
40' (12.19m)  
Patio area, artificial grass, side pedestrian access, outside tap, access to storage 10'6 x 4'2 with power and light.

## Parking

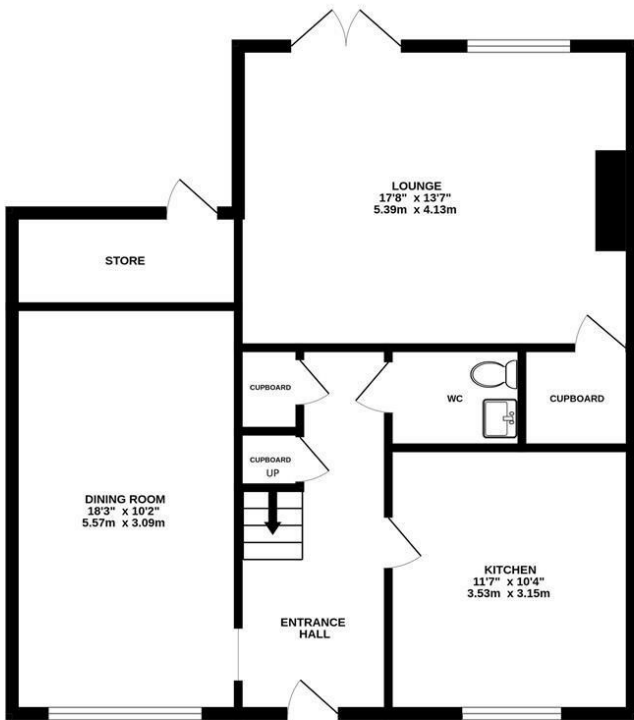
Parking area to side of property.



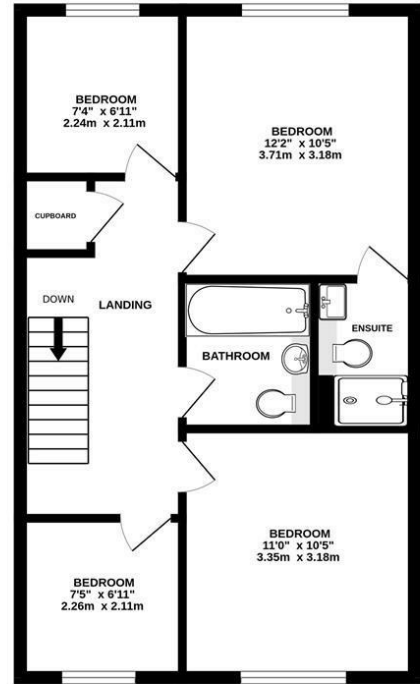




GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: E  
Tenure: Freehold

