

GUILDHALL

SALES & LETTINGS



3 Kerridge Close

, Cottam, PR4 0QX

Offers Over £390,000



Guildhall Sales and Lettings are delighted to introduce this well presented, spacious four bedroomed detached property to the market. Situated within the well sought after area of Cottam, within close proximity to local amenities, commuter links and schools. Boasting contemporary features and spacious accommodation throughout, this property is well suited for families and internally comprises briefly:

Entrance through to the entrance hallway providing access to the lounge, ground floor WC, utility room, understairs storage and the contemporary fitted kitchen diner. To the first floor is a three piece family bathroom suite and four bedrooms with the main bedroom boasting access to the en suite.

Externally to the rear is an enclosed laid to lawn garden with a paved patio seating area, wood chipped area and raised planted bedding areas. To the front of the property is a driveway providing off road parking and access to the integral garage.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

- Lounge 11'4 x 17'11 (3.45m x 5.46m)
- Kitchen Dining Area 24'5 x 14'0 (7.44m x 4.27m)
- Utility Room 5'9 x 9'5 (1.75m x 2.87m)
- Ground Floor WC 5'9 x 4'9 (1.75m x 1.45m)

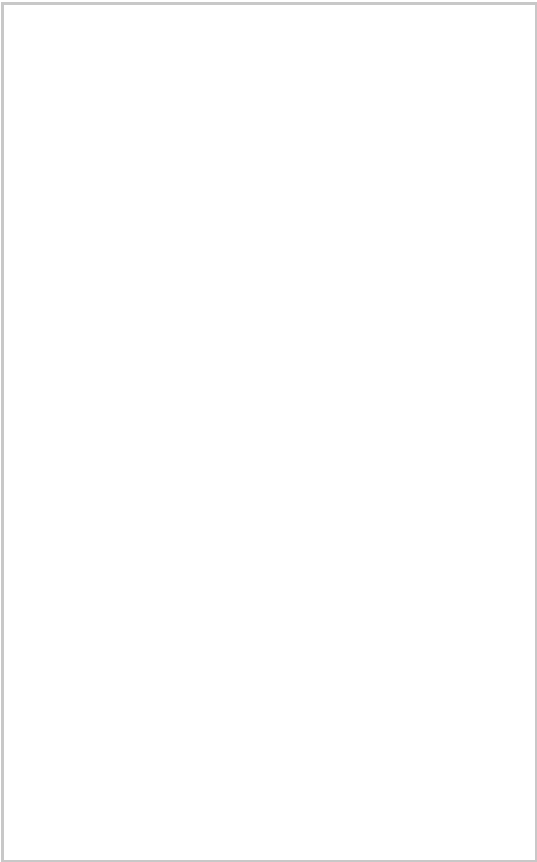
First Floor

- Bedroom One 17'2 x 15'11 (5.23m x 4.85m)
- En Suite 7'11 x 4'4 (2.41m x 1.32m)
- Bedroom Two 10'3 x 12'8 (3.12m x 3.86m)
- Bedroom Three 8'7 x 9'3 (2.62m x 2.82m)
- Bedroom Four 7'11 x 9'5 (2.41m x 2.87m)
- Bathroom 7'4 x 6'1 (2.24m x 1.85m)

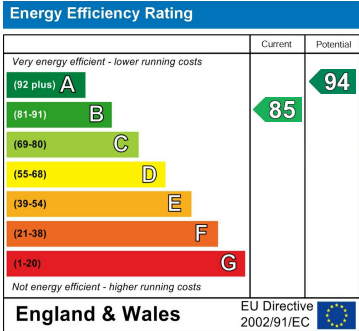
Area Map



Floor Plans



Energy Efficiency Graph



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