



Arrowfield Close, Whitchurch

£499,950

A spacious family home with the potential for further extension (subject to planning permission), boasting stunning views to the rear. Greenwood's Property Centre is delighted to present to the market this detached four-bedroom property, offering the opportunity to update according to individual taste. The property comprises a bright and airy living room, a separate extended dining room, kitchen, utility room, and cloakroom. On the first floor, you will find four bedrooms and a family bathroom. Additionally, the property benefits from gas central heating, UPVC double glazing, a garage, and parking.

*****3D INTERACTIVE TOUR AVAILIABLE*****

- Energy Rating - D
- Far Reaching Views To Rear
- Potential To Extend (STPP)
- Ground Floor Cloakroom
- Extended At The Rear
- Spacious Family Home
- 3D INTERACTIVE TOUR
- Garage and Driveway Parking
- Large Enclosed Rear Garden
- Backing Onto Field

Living Room 15'1" x 11'10" (4.62 x 3.63)

Dining Room 13'8" x 11'11" (4.17 x 3.64)

Kitchen 13'6" x 7'8" (4.12 x 2.34)

Utility Room 7'3" x 5'10" (2.22 x 1.78)

Bedroom One 12'2" x 11'8" (3.71 x 3.58)

Bedroom Two 10'11" x 10'11" (3.34 x 3.34)

Bedroom Three 9'1" x 8'7" (2.79 x 2.63)

Bedroom Four 9'6" x 7'0" (2.92 x 2.15)

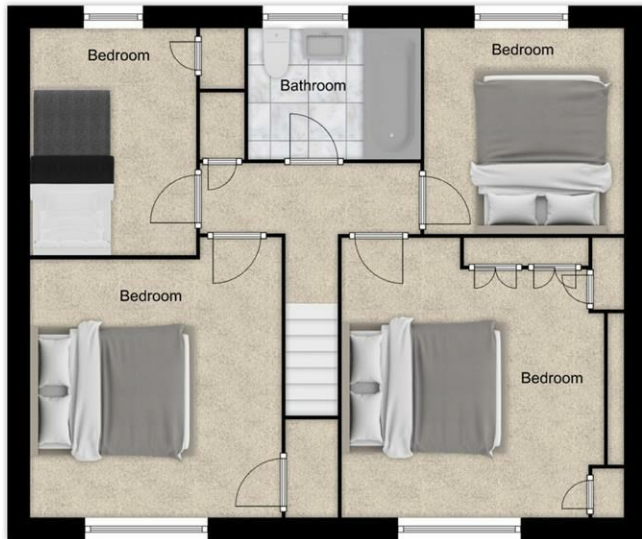
Bathroom

Tenure Status - Freehold

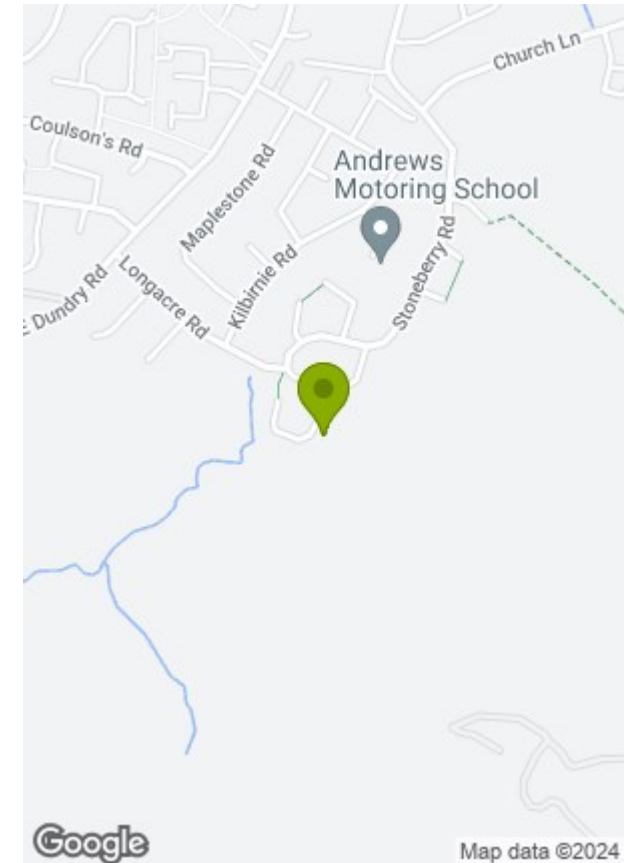
Council Tax - Band E







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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