



4



2



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- Immaculately Presented 4 Bedroom Detached House
- Downstairs w/c
- Modern Bathroom and En-suite
- EPC C | Council Tax Band E

- Spacious Modern Breakfasting Kitchen
- Large Garage
- Good Size Rear Garden

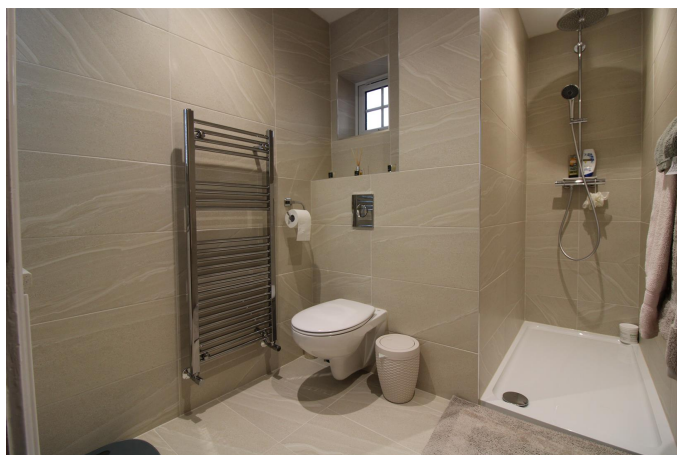
- 2 Reception Rooms
- Double Driveway
- Sought After Location

Immaculately Presented Spacious 4 bedroom Detached House situated on the sought after location of Abbey Grange. Benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an spacious welcoming Entrance Hallway with laminate flooring, Frosted side panels to the front door, stairs to the first floor, and a storage cupboard. Downstairs w/c with a low level w/c, vanity unit with a wash hand basin, tiled splash back, heated towel rail, tiled flooring. Lounge with a feature fireplace, and Double doors leading to the Dining Room / Sitting Room which has French doors onto the rear garden. Good size Breakfasting Kitchen with a range of recently re-fitted wall and base units, Quartz worktop surfaces and splash backs, 2 sunken Granite sinks, integrated high level oven, 5 burner gas hob with and extractor over, plumbed for automatic washing machine, laminate flooring, spotlights to the ceiling, integrated dishwasher, door to the side of the property. To the firsts floor the landing has a loft hatch. Bedroom 1 has fitted wardrobes and a recently re-fitted En-suite with a walk-in double shower with a mains shower, low level w/c, vanity unit with a wash band basin, heated towel rail, fully tiled walls and floor, spotlights and an extractor to the ceiling. There are 3 further Bedrooms and a great Family Bathroom which comprises of a freestanding bath, double shower cubicle with a mains shower, heated towel rail, low level w/c, vanity unit with a wash hand basin, spotlights to the ceiling, fully tiled walls and floor, extractor fan.

Externally there is a lawned garden to the front and a double width driveway leading to a larger than average garage accessed via a roller door and also has a pitched roof giving additional loft space. To the rear there is a mainly lawned garden.

Abbey Grange is well placed for access to schools and transport links, with good access to the A69 and A1.





Energy Performance: Current C Potential B
Council Tax Band: E

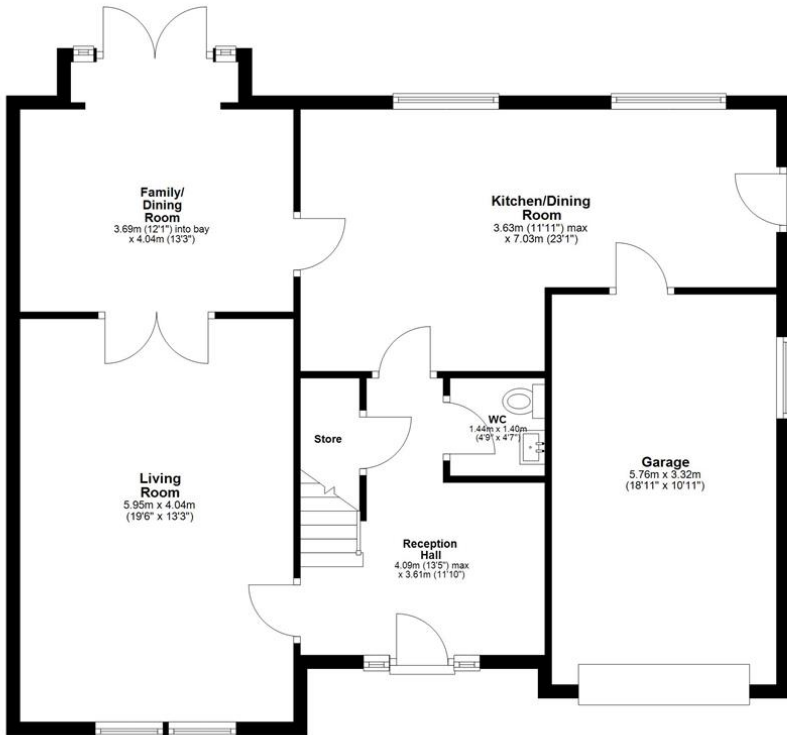
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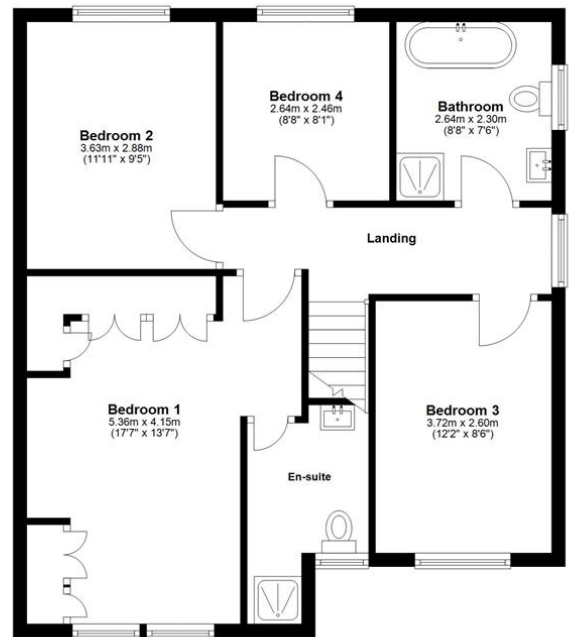
Ground Floor

Approx. 97.1 sq. metres (1045.5 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.3 sq. feet)



Total area: approx. 169.7 sq. metres (1826.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.