





## Bannistre Court

Extended Detached House located in the sought after Cul De Sac 'Bannistre Court'. The accommodation is set out over two floors comprising of hall, cloak, lounge, sitting room, kitchen, dining, garden room on the ground floor with three bedrooms and family bathroom on the 1st. The property benefits from a private driveway, side courtyard and enclosed rear garden. Viewings a must to appreciate the layout this accommodation has to offer.

Council Tax band: D

Tenure: Freehold

- Detached House
- Cul De Sac Location
- Extended Ground Floor
- Three Bedrooms
- Three Reception Rooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Garage & Private Driveway





### Entrance Hall

Front door to hall with doors leading to lounge and WC.

### Cloakroom

6' 2" x 3' 3" (1.87m x 0.99m)

Two piece suit comprising low level WC and vanity wash hand basin. Window to side and tiled flooring.

### Lounge

12' 9" x 12' 9" (3.89m x 3.88m)

Window to front, door to understairs laundry cupboard and stairs to 1st floor. Feature fireplace with wood burner. Step to sitting area.

### Laundry Cupboard

Tiled flooring and plumbed for washing machine. Space for dryer and under counter freezer.

### Sitting Area

9' 7" x 5' 11" (2.93m x 1.80m)

Window to side, door to kitchen and double doors to dining.

### Kitchen

11' 4" x 7' 11" (3.46m x 2.41m)

An excellent range and eye and low level units incorporating 1 and a half stainless steel sink and drainer unit. Built in induction hob with extractor hood built over and built in electric oven and warming draw. Built in microwave and integrated fridge freezer and dishwasher. Window and door into garden room.

### Dining Room

14' 3" x 11' 9" (4.35m x 3.59m)

French doors into rear garden, door into garden room and herringbone wood flooring.





**Garden Room**

18' 10" x 11' 9" (5.73m x 3.58m)

Stone paved flooring, bricked feature wall and door into kitchen. Door to front leading into side cobbled courtyard.

**Landing**

Doors to three bedrooms and bathroom. Loft access.

**Bedroom One**

12' 4" x 11' 5" (3.77m x 3.49m)

Window to front and laminate flooring.

**Bedroom Two**

8' 9" x 8' 0" (2.67m x 2.45m)

Window to rear.

**Bedroom Three**

9' 8" x 6' 6" (2.94m x 1.98m)

Window to front.

**Bathroom**

9' 8" x 8' 2" (2.95m x 2.49m)

Four piece suite comprising of slipper bath, shower cubicle, vanity wash hand basin and low level WC. Window to rear. Partly tiled walls.

**Garage**

Up and over door to the front. Electrics.

**Front Garden**

Established garden with private driveway for a few cars.

Side access to rear garden and access to side cobbled courtyard.

**Rear Garden**

Enclosed rear garden with lawn and patio area.

Established flower beds and not overlooked.

**Yard**

Sun catching cobbled courtyard. Planted out.



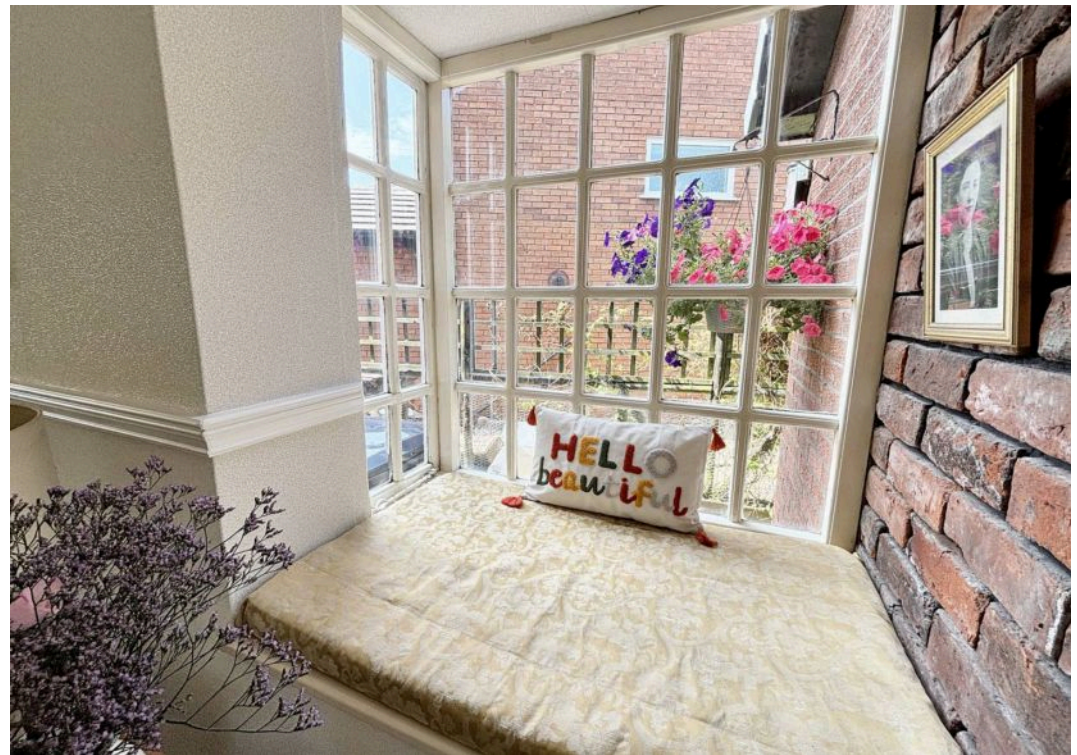
















**Ground Floor**



**First Floor**

Total floor area 127.7 m<sup>2</sup> (1,374 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)





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