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# 12 Mallard Close

Offers Over £400,000

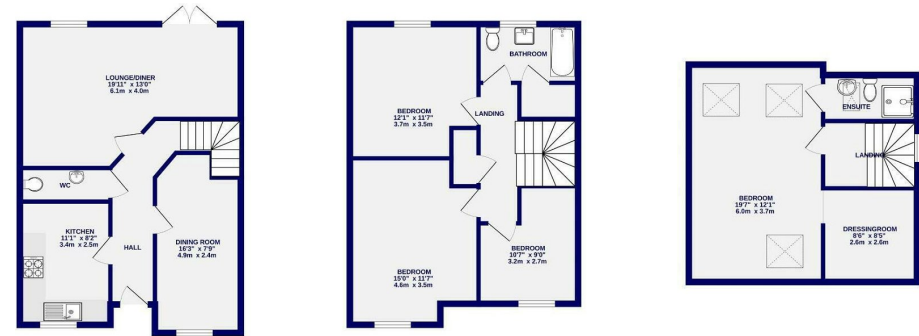
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- Please quote HP0386 when requesting further information or to arrange a viewing
- Master Bedroom with Dressing Room & En-Suite
- Enclosed Rear Garden
- House Bathroom, En-Suite and Downstairs W/C
- Four Bedroom Detached Home
- Modern Three Storey Property
- Deceptively Spacious Home
- Two Reception Rooms





TOTAL FLOOR AREA - 1468 sq.ft. (136.4 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.  
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Discover this modern detached family house, offering spacious four-bedroom accommodation spread across three floors. Located in the popular area of Osbaldwick, this home has versatile living space, a great size lounge, with patio doors leading out onto the enclosed rear garden and family bathroom, en-suite and downstairs w/c. Welcome to Mallard Close.

