



4 Church Close, North  
Wheatley, DN22 9BU

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# £280,000

4 1 2

This extended family home is situated on Church Close, a small residential area located in the popular rural village of North Wheatley. Extended in 2004 to create a versatile family home, the property features two reception rooms, a contemporary kitchen, conservatory, four double bedrooms and a bathroom. There are also enclosed lawned gardens to left and rear aspects (the rear facing south), with decked areas suitable for entertaining.





## RECEPTION HALL 1.91m x 2.36m (6'4" x 7'8")

Double glazed front entrance door with matching sidelight, tiled flooring, panel radiator, doors leading to lounge/diner and sitting room.

## LOUNGE/DINER 3.69m x 6.46m (12'1" x 21'2")

Dual aspect with double glazed windows to front aspect and a pair of matching French doors to the rear leading out to the garden, oak flooring throughout, television point, cupboard housing 'Ideal' gas-fired combination central heating boiler (installed in 2022).

## KITCHEN 2.67m x 5.64m (8'10" x 18'6")

Fitted with a range of gloss base and wall units consisting of soft-close cupboards and drawers underneath stone effect work surfaces with matching upstand. Double oven situated within a tall unit, 'CDA' four ring electric hob with 'Smeg' extractor hood above, upright fridge freezer, dishwasher, space for a wine fridge, single bowl sink and drainer, double glazed window to rear aspect, range of ceiling mounted downlights, tall column style radiator, tiled flooring.

## SITTING ROOM 3.61m x 4.21m (11'10" x 13'10")

Double glazed window to front aspect, broadband point, timber flooring.

## CONSERVATORY 2.59m x 2.71m (8'6" x 8'11")

Double glazed windows to left, rear and right aspects, matching door to the rear leading out to the garden, timber effect flooring, space and plumbing for washing machine.

## 1ST FLOOR-LANDING 2.43m x 3.21m (8'0" x 10'6")

Hatch accessing roof space with ladder, double panel radiator, doors leading to all bedrooms.

## BEDROOM ONE 2.88m x 5.66m (9'5" x 18'7")

Double glazed windows to front aspect, two double panel radiators, bulkhead storage area with shelving.

## BEDROOM TWO 3.53m x 3.71m (11'7" x 12'2")

Double glazed window to rear aspect, panel radiator.







### BEDROOM THREE 3.46m x 3.69m (11'5" x 12'1")

Double glazed window to front aspect, double panel radiator, further hatch accessing roof space, ceiling mounted downlights.

### BEDROOM FOUR 2.87m x 3.69m (9'5" x 12'1")

Double glazed window to rear aspect, double panel radiator.

### BATHROOM 1.8m x 1.85m (5'11" x 6'1")

P-shaped panel bath with mains fed deluge shower above, wash hand basin with toiletry storage below, low level dual flush WC, tiled walls with tiled flooring, composite ceiling with downlights, double glazed obscure window to rear aspect, chrome ladder style towel radiator.

### GARDENS & GROUNDS

The property has a path leading from Church Close to the front entrance door, with a parking area off Eastfield. The gardens to the side and rear are laid mainly to lawn, with raised decked areas, fencing to all aspects, and an external water supply.

### TENURE

Freehold



## COUNCIL TAX

Band A

## SERVICES

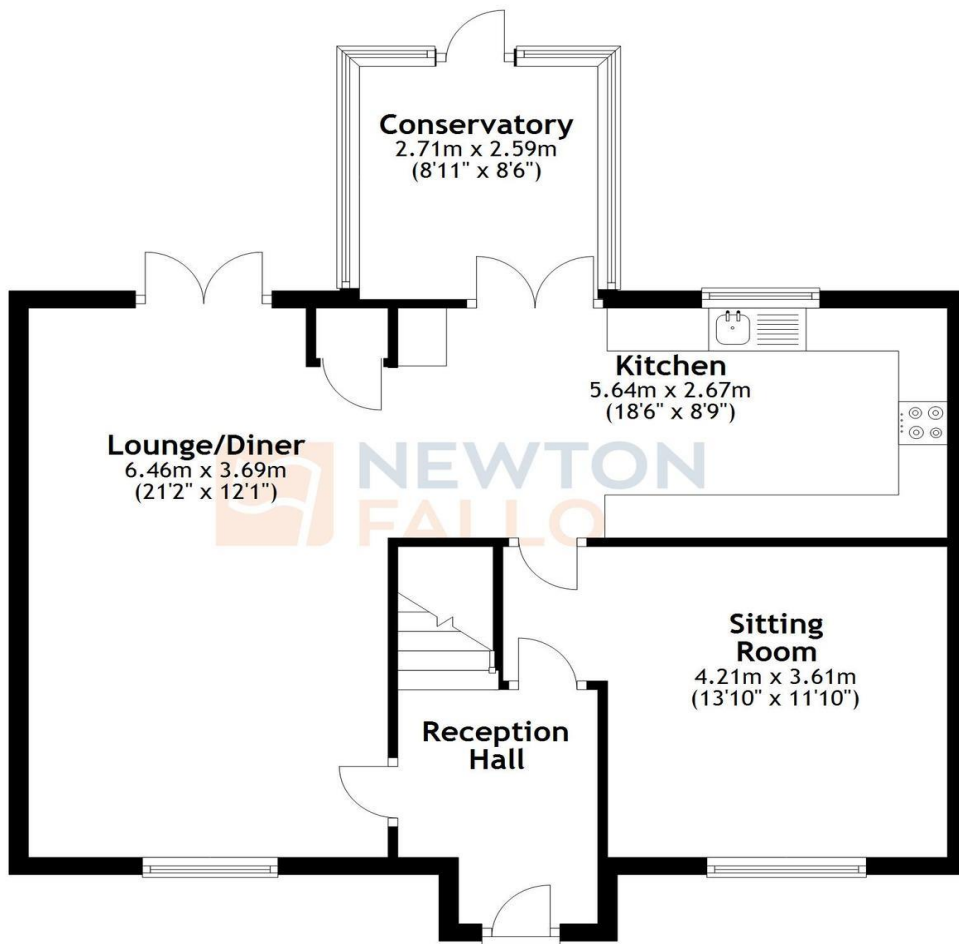
We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

## DISCLAIMER

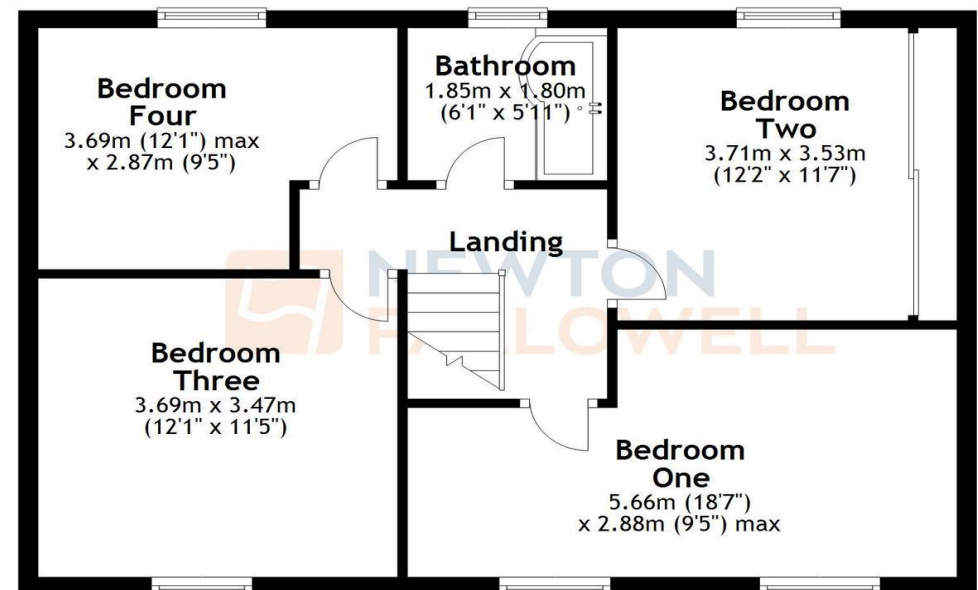
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



## Ground Floor

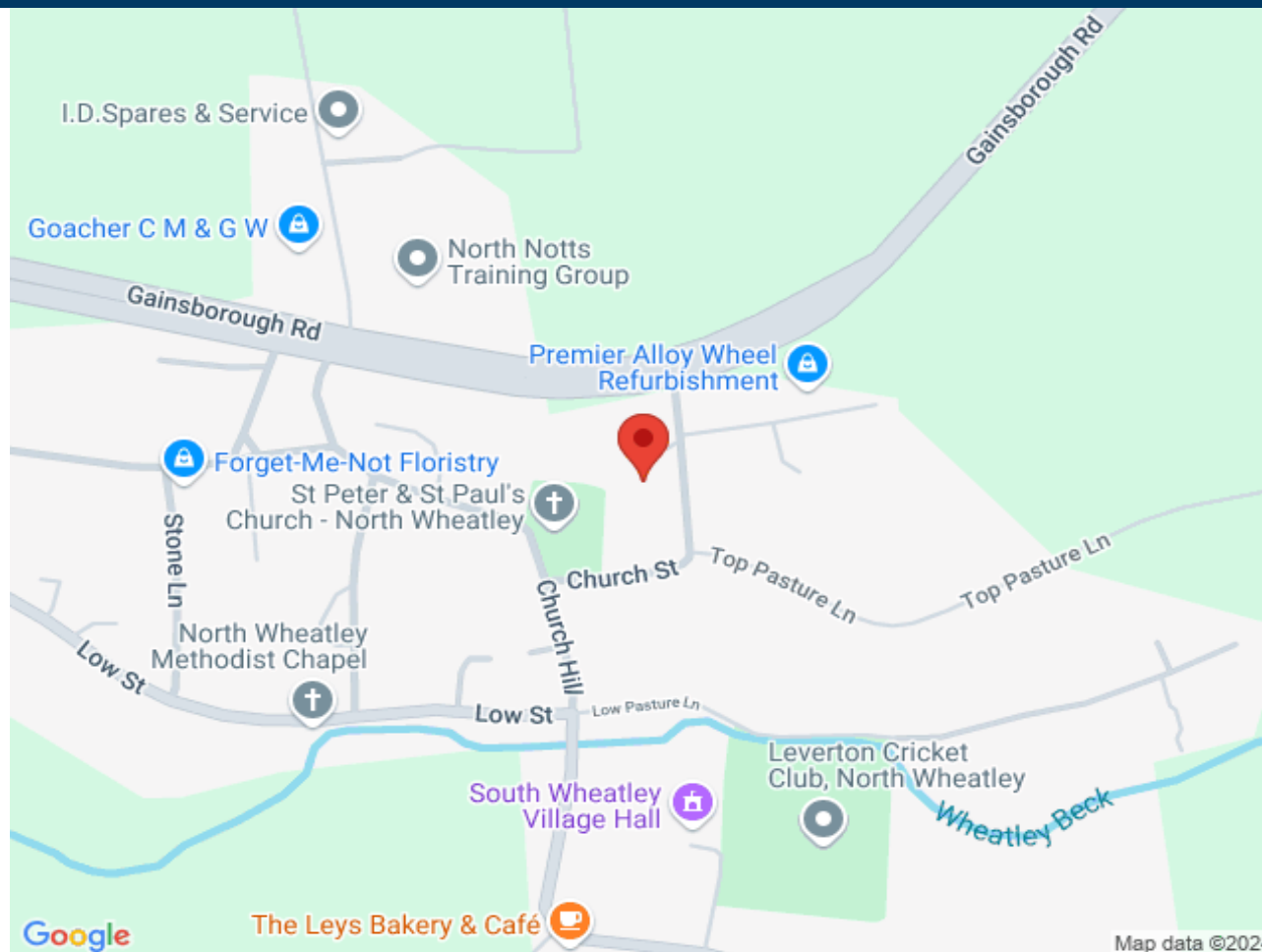


## First Floor



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		