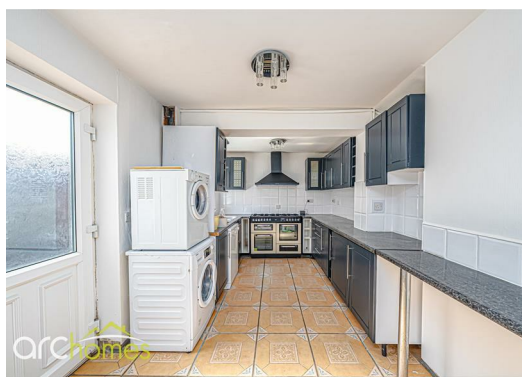




47 Melrose Drive, WN3 6EG

Offers over £260,000

ARC HOMES are delighted to offer FOR SALE this excellent extended four bedroom Detached property positioned within a sought after location. This spacious home would suit a range of buyers and, with ample parking and no onward chain, early viewing is highly advised. Entry is via an entrance hallway which leads into the fantastic dual aspect sitting dining room. French doors to the rear open into an excellent conservatory whilst an open arch from the dining area leads into the generous fitted kitchen. An additional reception room which can be used for many purposes completes the ground floor. To the first floor are four bedrooms and a modern bathroom with separate shower enclosure. Outside, this property is positioned on a generous plot with larger than average front gardens and off road parking. The enclosed rear gardens are well presented and split to create a lawned garden and a separate patio garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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