



## 29 Abbey Close, Upholland, WN8 0HE £400,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average FIVE BEDROOM detached property positioned at the end of a very sought after cul de sac with absolutely amazing open aspect views. This stunning home provides very generous accommodation together with impressive split level gardens, ample off road parking and integral garage. With no onward chain, early viewing is essential to avoid missing out. Entry is via a welcoming entrance hallway which provides access to the excellent well proportioned sitting room complete with patio doors opening onto an elevated balcony taking advantage of the amazing views. A lovely separate dining room sits just off the sitting room. An excellent modern kitchen and generous bedroom complete with en suite completes the ground floor accommodation. Stairs descend to the lower floor where there are four further fantastic bedrooms of which one boasts an en suite wc and patio doors opening onto a lower balcony. A handy utility room provides access to a shower room ideal for those that need to wash the dog or as facilities for those that entertain. A modern bathroom and handy storage room completes the accommodation on offer. Outside, this property is positioned at the end of a quiet cul de sac with ample off road parking in front of the integral garage. The rear gardens are split over three levels and provide generous outdoor space with two balconies offering simply stunning views.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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