

Victoria Bolt estate agents exp uk

Gransmore Walk, Ermington Guide Price £485,000









🍋 4 🚰 3 🚍 1

- Stunning four double bedroom detached home
- Separate utility room & WC
- En-suite shower room in the Family bathroom on the first master bedroom
- Spacious, southerly facing split-level garden with lawn &
- children's play areaSought-after location in Ermington

- Modern kitchen diner with double doors leading to decking

 Spacious lounge

 - floor
- Large wraparound decking with side access
- Beautiful views over Ermington towards the woods











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look lise the real items. Made with Made Snappy 360.

84

EU Directive

2002/91/EC

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) (81 - 91)B 83 (69-80)(55-68)(39-54)(21 - 38)F G Not energy efficient - higher running costs

England & Wales

This stunning 4-bedroom detached home offers modern family living with a spacious kitchen diner, separate lounge, study, utility room, and W.C. Upstairs, the master bedroom features an en-suite, with three additional double bedrooms and a family bathroom.

The split-level rear garden boasts a wrap-around decking area with a set of 'French' doors leading from the kitchen, a large lawn, and a pebbled children's play area. Located in a soughtafter location in the village of Ermington, this home is perfect for family living.

Contact us today to arrange a viewing!

Victoria Bolt

estate agents exp uK

t: 07415 758 109 | e: victoria.bolt@exp.uk.com | w:www.victoriabolt.exp.uk.com

Victoria Bolt Estate Agents powered by eXp an approved agent of eXp World UK Limited, trading as eXp UK, registered at 25 Canada Square Level 37, London, United Kingdom, El4 5LQ. Company number 12016573. VAT no 327 4120 29.