

for sale

guide price **£475,000**



Higher Moor Avonwick South Brent TQ10 9FE

This stylish 4 bedroom detached house is an ideal family home, just a short walk away from a recreation park. With an open kitchen and dining area, generous living room and conservatory, this house is not short on space, or natural light! The garden is equally as spacious and perfect for entertaining, featuring a patio and barbecue area too.



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Cloakroom

Obscured double glazed window to side, radiator, low level WC, wash hand basin, Storage access.

Lounge

13' max x 17' 5" max (3.96m max x 5.31m max)
Double glazed window to front with radiator under, window to side into entrance hall, Bi-Fold double glazed doors to rear garden, log burner with mantle above.

Kitchen/Diner

17' max x 10' 7" max (5.18m max x 3.23m max)
Double glass doors to kitchen/diner, wall and base mounted units, Integrated oven and grill, induction hob with overhead extractor, fridge freezer, dishwasher, washing machine, stainless

steel sink with tap over, built in drainage board, double glazed window to front, Real Granite worktops, radiator to side, french doors to conservatory.

Conservatory

9' 11" max x 11' 6" max (3.02m max x 3.51m max)
Double glazed windows to side and rear with french doors to rear garden, door access to garage, radiator to side.

Landing

Wide staircase to 1st floor, double glazed window to rear, access to principle rooms and storage cupboard, access to bathroom, radiator.



Bedroom 1

9' 11" max x 12' 9" max (3.02m max x 3.89m max)

Double glazed window to front, radiator, door access to ensuite.

Ensuite

Obscured double glazed window to rear, shower cubicle, low level WC, wash hand basin, towel radiator to side.

Bedroom 2

10' 8" max x 9' 11" max (3.25m max x 3.02m max)

Double glazed window to front, radiator.

Bedroom 3

10' 7" max x 6' 10" max (3.23m max x 2.08m max)

Double glazed window to rear, radiator.

Bedroom 4

7' 10" max x 6' 10" max (2.39m max x 2.08m max)

Double glazed window to rear, radiator.

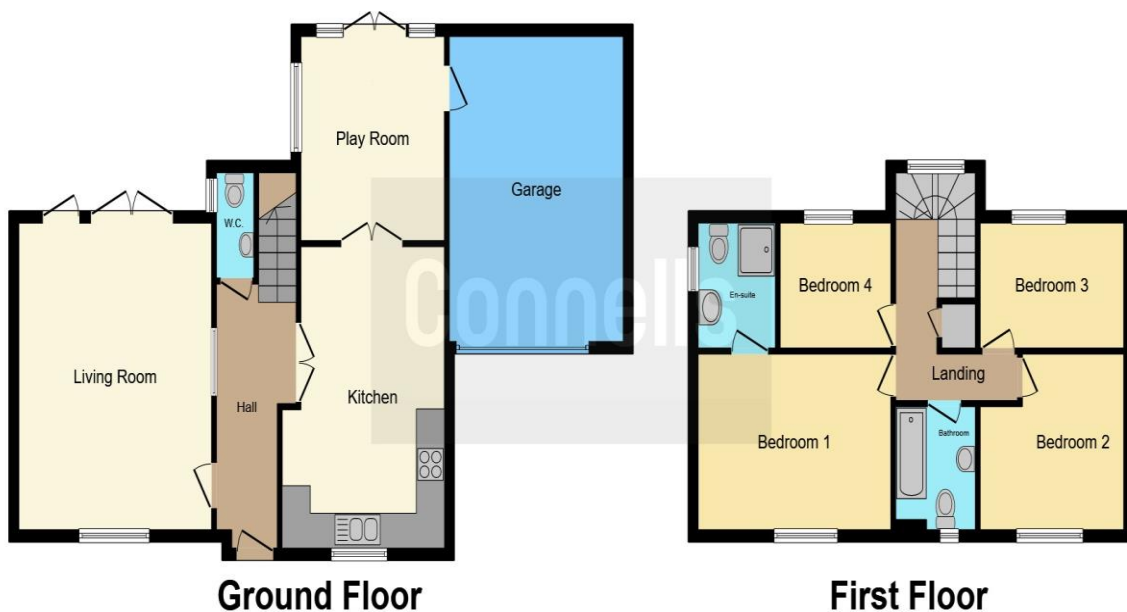
Bathroom

Obscure double glazed window to front, integrated mirror with over head lighting, low level WC, wash hand basin, bath with shower over, towel radiator to rear.

Garage

12' max x 16' 10" max (3.66m max x 5.13m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: IVY306896 - 0004

Tenure: Freehold

EPC Rating: B

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