



## Offers Over £400,000

Stunning detached house occupying this enviable elevated position on Langdale Road within this sought after location. The current vendors have had solar panels fitted with storage batteries situated in the loft, along with a Filtration system for the first floor. Offering a superb Vista to the front, the spacious accommodation has been updated to a very high standard with Amtico flooring to most of the ground floor. Handy bathroom with a spa bath to the ground floor, living room with a gas stove style fire to the inglenook, re-fitted kitchen with integrated oven, eye level microwave wine rack, dishwasher and washing machine, lovely breakfast island. Conservatory with a wall mounted living flame effect fire. The first floor landing provides access into the main bedroom, three further bedrooms, one being used as a home office, and family shower room. The loft has been floored and measures 8m x 2.14. There is a driveway to the front, a garage with an electric roller shutter door which is being used as a gym. The mature gardens are a dream with a Canadian hot tub seating 6-8 people, sun terrace, pergola, water feature and fire pit. This beautiful home must be viewed to appreciate the quality on offer.



18'7" x 10'2" (5.68m x 3.11m)



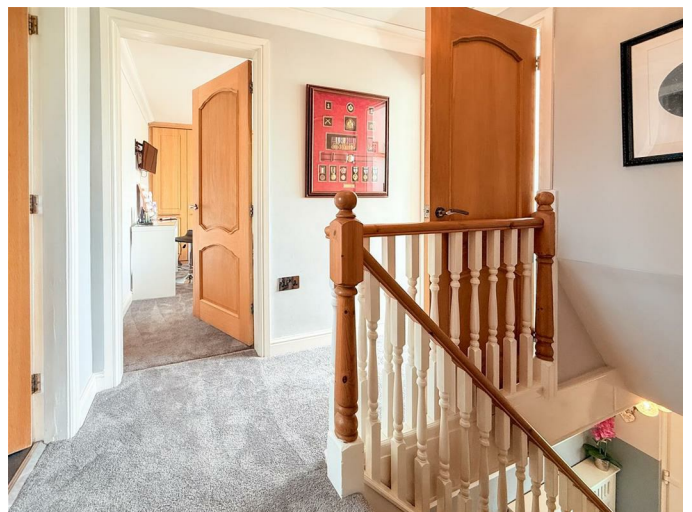
13'4" x 7'10" (4.08m x 2.41m)



8'0" x 4'11" (2.44m x 1.50m)



22'0" x 11'8" (6.72m x 3.58m)



13'7" x 11'8" (4.15m x 3.58m)



14'8" x 12'0" (4.48m x 3.66m)





3.90M X 3.46M



6'9" x 6'1" (2.06m x 1.86m)



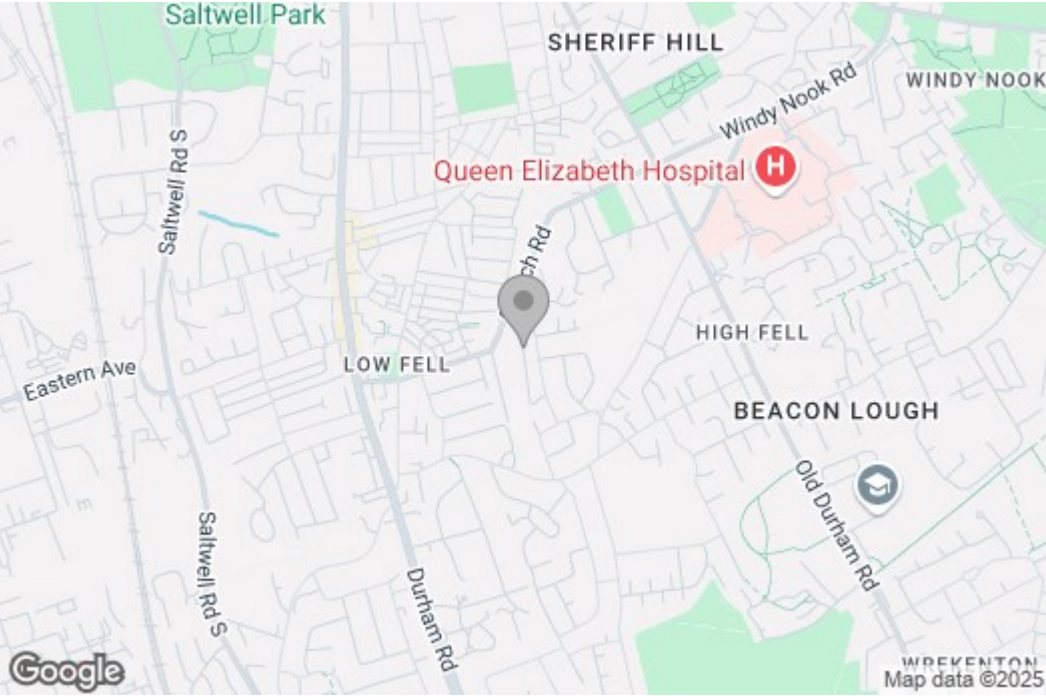
7'7" x 5'10" (2.32m x 1.80m)



19'10" x 11'3" (6.07m x 3.43m)



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.