



Cransley Hill, Broughton **Freehold** £305,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  D  C

- Four Bedroom Detached House
- Double Garage
- Secure Parking
- Village Location
- NO ONWARD CHAIN

Situated on a corner plot within the popular Broughton village this four bedroom detached home benefits from a double garage and secure off road parking. Further highlights include, a ground floor WC, an additional reception room ideal for a study, a conservatory and a private enclosed rear garden.



ENTRANCE PORCH

Reached via main front door. Windows to side aspect.
Open to:

HALLWAY

Stairs rising to first floor landing. Doors to study and lounge.

STUDY 9'10 x 9'10 (2.99m x 2.99m)

Window to front aspect. Storage cupboard. Door to kitchen.

LOUNGE 12'10 x 11' (3.91m x 3.35m)

Windows to front and side aspect. Original fire place.
Open to:

DINING ROOM 12'10 x 10'6 (3.91m x 3.20m)

Two windows to side aspect. French style doors opening to the rear garden.

KITCHEN 10'1 x 7'10 (3.07m x 2.38m)

Fitted with modern units to base and wall with contrasting work surfaces over and rising upstands. Stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset gas hob with cooker hood over. Tiled flooring. Under stairs storage cupboard. Window and door into the conservatory.

CONSERVATORY 12'10 x 7'9 (3.91m x 2.36m)

Of brick and Upvc construction with windows on looking the rear garden. Door to rear aspect.

CLOAKROOM

Suite comprising a low level WC and wash hand basin.

FIRST FLOOR LANDING

Window to rear aspect. Doors to bedrooms and bathroom.

BEDROOM ONE 10'11 x 13' (3.32m x 3.96m)



GROUND FLOOR



1ST FLOOR



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Windows to front and side aspect. Feature fireplace.

BEDROOM TWO 9'10 x 9'10 (2.99m x 2.99m)
Window to front aspect.

BEDROOM THREE 10'5 max x 8'11 max (L Shaped room)
(3.17m x 2.71m)
Window to rear aspect.

BEDROOM FOUR 7' x 6'10 (2.13m x 2.08m)
Window to side aspect.

BATHROOM 7'10 x 7'4 max (2.38m x 2.23m)
Tiled suite comprising a panelled bath with a shower screen and shower over, wash hand basin and low level WC.
Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Enclosed by timber fencing and well stocked establish shrubs the frontage is mainly laid to lawn with access to the main front door.

DOUBLE GARAGE & DRIVEWAY 14'4 x 15'10 (4.36m x 4.82m)

A gravelled driveway which is accessed via gates which leads up to a detached double garage with up and over door.

REAR GARDEN

Enclosed by timber fencing the rear garden has a paved patio / seating area, a laid to lawn and flower borders.

To view this property call Pattison Lane on:
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Contact us to arrange a **FREE** home valuation.

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