



Glebe Road, Boughton **Freehold** £400,000 O.I.E.O.

**Pattison
Lane**

Key Features

 4  2  B  E

- Four Bedroom Detached House
- Garage
- Driveway For Three Cars
- En Suite to Master Bedroom
- Downstairs WC

Impeccably presented, this stunning four-bedroom detached home is a testament to modern luxury. It is recently constructed and benefits from the remainder of its NHBC warranty and with views to a green area to the front. Viewing advised.



ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

CLOAKROOM

Suite comprising a wash hand basin and WC.

LOUNGE 13' plus bay x 12'5 max (3.96m x 3.78m)

Bay window to front aspect. Double doors opening to the kitchen / dining room.

KITCHEN / DINING ROOM 21'8 x 10'3 (6.60m x 3.12m)

Fitted with a range of units to base and wall with contrasting work surfaces over with rising upstands and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated appliances to include a double oven, inset hob with cooker hood over, a washing machine, a dishwasher and fridge / freezer. Window to rear aspect. French style doors opening to the rear garden.

FIRST FLOOR LANDING

Stairs rising to second floor landing. Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM TWO 10'5 plus recess x 14'1 max (3.17m x 4.29m)

Window to rear aspect.

BEDROOM THREE 11'9 x 12' max (3.58m x 3.65m)

Window to front aspect.

BEDROOM FOUR 7'9 x 11' (2.36m x 3.35m)

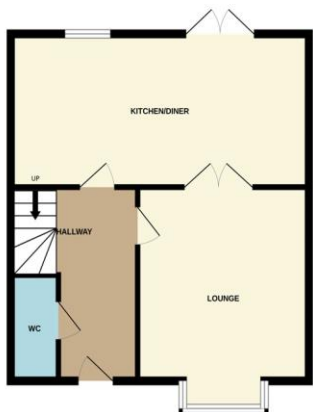
Window to rear aspect.

BATHROOM

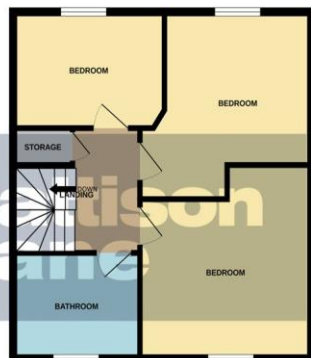
Four-piece suite comprising a shower enclosure, a panelled bath with handheld shower appliance, wash hand basin and WC. Frosted window to front aspect.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SECOND FLOOR LANDING

Window to front aspect. Storage cupboard. Door to bedroom one.

BEDROOM ONE 15'10 x 12'4 max (4.82m x 3.75m)

Windows to front and rear aspect. Fitted wardrobes. Door to en suite.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN

Beautifully presented open plan frontage with access to the main front door.

GARAGE & DRIVEWAY

To the side of the property. Personnel door opening to the rear garden.

REAR GARDEN

Enclosed garden with laid to lawn, planted bedding, a paved area, two large decked seating areas to which one with a pergola which is perfect for entertaining and alfresco dining. Outside tap and electrical points. Side gate access to the garage and driveway.

AGENTS NOTE

Annual Management Charge - £200.00

To view this property call Pattison Lane on:
01536 524425

Selling your property?



SCAN ME

Contact us to arrange a **FREE** home valuation.

 01536 524425

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