



 **4**  
Bedrooms

 **3**  
Bathrooms





Tudor Sales and Lettings are pleased to present for sale this 4 Bedroom Detached house for sale. Located in the popular village of Allerton Bywater close to local amenities and with easy access to local and major arterial roads this home is offered with no onward chain.

The finishing touches have recently been added to this property which has ample off-street parking and integral garage, to the rear there is garden laid to lawn and a patio area.

The internal accommodation comprises of in brief:

To the ground floor: Entrance hall, WC, Office, Living room and Kitchen/Diner.

To the first floor: Three bedrooms, one with ensuite and a further bathroom

To the second floor: Bedroom with built-in wardrobes and storage area.

The opportunity to buy a newly built property with this quality doesn't come up very often so book your viewing today!

**Living Room** 5.76m x 3.33m (18' 11" x 10' 11")

Generously proportioned living room with dual aspect double glazed windows and French style patio doors.

**Kitchen** 4.37m x 4.17m (14' 4" x 13' 8")

Newly fitted kitchen with a range of wall and base units and integrated appliances consisting of Double oven, Microwave, sink with mixer tap and dishwasher. Space for fridge/freezer. tiled splashback. Double glazed windows and French style patio doors.

**Office** 2.42m x 1.96m (7' 11" x 6' 5")

Multi-use space, could be bedroom 5 if required. Double glazed window and centrally heated radiator.

**Utility** 2.24m x 1.83m (7' 4" x 6' )

Utility room with plumbing for washing machine and space for tumble drier if required.

**WC**

White WC and hand basin, heated towel rail and double glazed window with privacy glass.

**Bedroom 1** 4.57m x 3.24m (15' x 10' 8")

Double bedroom with double glazed window and centrally heated radiator. Walk-in-wardrobe and dressing area.

**En-suite** 3.24m x 2.58m (10' 8" x 8' 6")

En-suite shower room with white three piece suite comprising of WC, hand basin with storage under and shower tray with glass cabinet surround. Double glazed window with privacy glass.

**Bedroom 2** 3.78m x 3.34m (12' 5" x 10' 11")

Double bedroom with double glazed window and centrally heated radiator.

**Bedroom 3** 4.18m x 2.66m (13' 9" x 8' 9")

Double bedroom with double glazed window and centrally heated radiator.

**Bathroom** *2.26m x 1.87m (7' 5" x 6' 2")*

Partially tiled, modern bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin with storage under. Double glazed window with privacy glass. Under-floor heating.

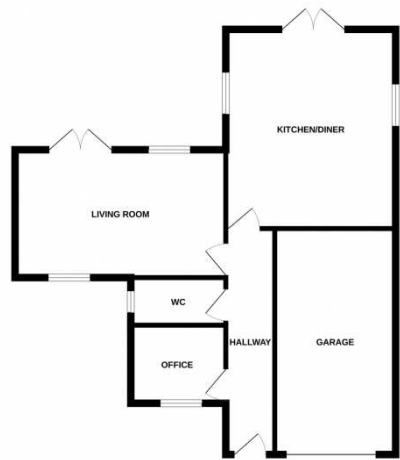
**Bedroom 4** *3.35m x 3.92m (11' x 12' 10")*

Double bedroom with Velux-style double glazed windows and built-in wardrobes.

**En-suite** *2.88m x 1.62m (9' 5" x 5' 4")*

En-suite WC with hand basin, centrally heated towel rail and Velux-style double glazed window.

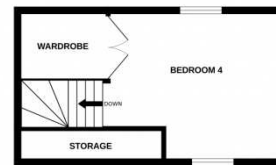
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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