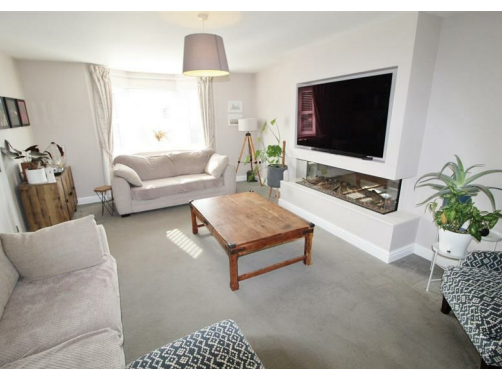




Hoyles Lane, Cottam, PR4 0LD

£359,950

PRICED TO SELL NOW!! Modern detached house with double garage. Impressive living dining kitchen, utility, 2 further reception rooms, 4 bedrooms plus contemporary bathroom, en suite & WC. **MUST BE VIEWED!!**



202 Hoyles Lane, Cottam, PR4 0LD

We are delighted to offer for sale this modern detached house located in this popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. The property was constructed in 2017 and still benefits from 3 years remaining of its new home structural warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern living dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, walk in bay windows to lounge and bedroom 1, fitted wardrobes to bedrooms 1, 2 & 4, solar panels plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living dining kitchen, utility room, study and WC. Off the first floor landing are 4 well proportioned bedrooms, the master with en suite plus a family bathroom. There is a part boarded loft with ladder access.

The property has well presented gardens to the front and rear with patio, decking, lawns and planting. There is a double driveway leading to a double garage with power and light.

Tenure - Freehold
Council Tax - Band F

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 20'9"(max) x 13'0"(max) (6.34m(max) x 3.97m(max))

With walk in bay window plus carpets and blinds.

Living Dining Kitchen 26'10"(max) x 9'7"(max) (8.18m(max) x 2.93m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands and breakfast bar plus stainless steel splash back. With double oven, microwave, 5 ring hob, hood and dishwasher plus 1.5 sink and mixer tap. With French doors to the rear plus vinyl flooring and blind.

Utility Room 6'7"(max) x 4'8"(max) (2.03m(max) x 1.44m(max))

Having modern units and laminate worktops plus fridge freezer and space for washing machine. Vinyl flooring.

Study 7'6" x 6'7" (2.31m x 2.03m)

With vinyl flooring and blind.

WC 6'7" x 3'2" (2.03m x 0.99m)

Having contemporary white sanitary ware with tiling, vinyl flooring and blind.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 16'5"(max) x 15'2"(max) (5.01m(max) x 4.63m(max))

With feature walk in bay window, fitted wardrobes, carpets and blinds.

En Suite 9'6"(max) x 5'10"(max) (2.90m(max) x 1.80m(max))

Having contemporary white sanitary ware with double shower, vanity basin, chrome ladder radiator, tiling, vinyl flooring and blinds.

Bedroom 2 14'2"(max) x 11'5"(max) (4.33m(max) x 3.49m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 10'3" x 9'6" (3.13m x 2.90m)

With carpets and blinds.

Bedroom 4 9'11"(max) x 8'11"(max) (3.03m(max) x 2.74m(max))

With fitted wardrobes, carpets and blinds.

Bathroom 7'8" x 6'3" (2.35m x 1.93m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, recessed spot lights, vinyl flooring and blind.

EXTERNAL

The property has well presented gardens to the front and rear with patio, decking, lawns and planting. There is a double driveway leading to a double garage with power and light.

