



**16 Bardolph Way, Alconbury Weald, PE28 4BP**  
**£475,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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### ENTRANCE HALL

Composite door to front elevation. Bespoke under stair storage cupboards, Victorian style tiles flooring

### CLOAKROOM WC

Frosted double glazed window, low level wc, wash hand basin, tiled flooring

### LIVING ROOM 14'5" x 12'1" (4.4 x 3.7)

Double glazed window to front aspect, feature fireplace with cast iron and wooden surround.

### KITCHEN DINING ROOM 23'3" x 11'1" (7.1 x 3.4)

Fitted with a matching range of wall and base mounted cupboard units with a granite effect work surface, large pan drawers and corner carousels. double glazed window to rear elevation. double glazed French doors to rear elevation. Integrated electric oven and grill, four ring gas hob with extractor over and dishwasher. Stainless steel sink with drainer. Contemporary wood effect flooring.

### UTILITY ROOM 11'1" x 5'10" (3.4 x 1.8)

Fitted with a matching range of base mounted cupboard units with fitted work surface. Obscure UPVC window to side elevation and door to rear elevation. Plumbing for washing machine and space for tumble dryer. Wall mounted gas fired central heating boiler. Radiator. Contemporary wood effect flooring.

### FIRST FLOOR LANDING

Loft access, carpeted flooring

### MAIN BEDROOM 10'2" x 12'5" (3.1 x 3.8)

Double glazed window, fitted wardrobe cupboards, carpeted flooring, door to en suite

### EN SUITE

En suite shower enclosure, low level wc, wash hand basin, tiled surrounds, heated towel rail, tiled flooring

### BEDROOM 2 13'5" x 10'5" (4.1 x 3.2)

Double glazed window, carpeted flooring

### BEDROOM 3 11'9" x 10'5" (3.6 x 3.2)

Double glazed window, carpeted flooring

### BEDROOM 4 9'6" x 11'1" (2.9 x 3.4)

Double glazed window, carpeted flooring

### MAIN BATHROOM

Fitted with a three piece suite comprising panelled bath with independent shower over, tiled surrounds and shower screen, low level WC and wash hand basin. Obscure UPVC window to rear elevation. Chrome heated towel rail. Tiled flooring. Extractor fan.

### REAR GARDENS

To the side of the property is a driveway providing parking for three vehicles leading to the single garage, with gated access to the rear garden. The rear garden has a large patio area and is laid with artificial grass to the main.

### GARAGE & PARKING

A detached brick built garage with doors to the front aspect. Power and lighting

