



ESTATE AGENTS

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**Offers In Excess Of £415,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this DETACHED FOUR BEDROOMED, TWO BATHROOM, TWO RECEPTION ROOM HOUSE conveniently located on this sought-after road within Little Ridge, close to popular schooling establishments and nearby local amenities.

Accommodation is arranged over two floors and comprises an entrance hall, lounge, SEPARATE DINING ROOM, kitchen, DOWNSTAIRS WC, upstairs landing, FOUR BEDROOMS and a bathroom, with the master benefitting from an EN SUITE SHOWER ROOM. The property also benefits from an ATTACHED GARAGE, OFF ROAD PARKING and an ENCLOSED PRIVATE REAR GARDEN, as well as having modern comforts including gas fired central heating and double glazing.

The property must be viewed to fully appreciate the convenient position on offer. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, coving to ceiling, wall mounted security alarm pad, double glazed window to front aspect.

#### **DOWNSTAIRS WC**

Low level wc, wall mounted wash hand basin, radiator, part tiled walls, double glazed window to front aspect.

#### **LIVING ROOM**

16'3 x 14'6 (4.95m x 4.42m)

Two radiators, coving to ceiling, picture rail, double glazed window and sliding patio doors to rear aspect with views and access onto the garden, double opening doors to:

#### **DINING ROOM**

12' x 10'2 (3.66m x 3.10m)

Coving to ceiling, dado rail, radiator, double glazed window to rear aspect with views onto the garden, archway through to:

#### **KITCHEN**

10'4 x 9'5 (3.15m x 2.87m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit, space and plumbing for washing machine, slimline dishwasher, part tiled walls, return door to entrance hall, radiator, double glazed window to front aspect and double glazed door to side.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, coving to ceiling, doors to:

#### **BEDROOM ONE**

12'3 x 11'6 (3.73m x 3.51m)

Coving to ceiling, radiator, dado rail, double glazed window to front aspect, archway to:

#### **EN SUITE**

Walk in shower, wash hand basin, double glazed window to front aspect.

#### **BEDROOM TWO**

11'5 x 10'2 (3.48m x 3.10m)

Radiator, cupboard over stairs, coving to ceiling, double glazed window to front aspect.

#### **BEDROOM THREE**

10'4 x 9'4 (3.15m x 2.84m)

Radiator, coving to ceiling, double glazed window to rear aspect.

#### **BEDROOM FOUR**

9' x 6'7 (2.74m x 2.01m)

Radiator, coving to ceiling, double glazed window to rear aspect.

#### **FAMILY BATHROOM**

P shaped panelled bath with mixer tap and shower over, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, ladder style heated towel rail, tiled walls, tiled flooring, double glazed window to rear aspect.

#### **OUTSIDE - FRONT**

Driveway providing off road parking, paved pathway leading to canopied porch, area of lawn and outside tap.

#### **DETACHED GARAGE**

Up and over door, power and light, double glazed window to rear aspect.

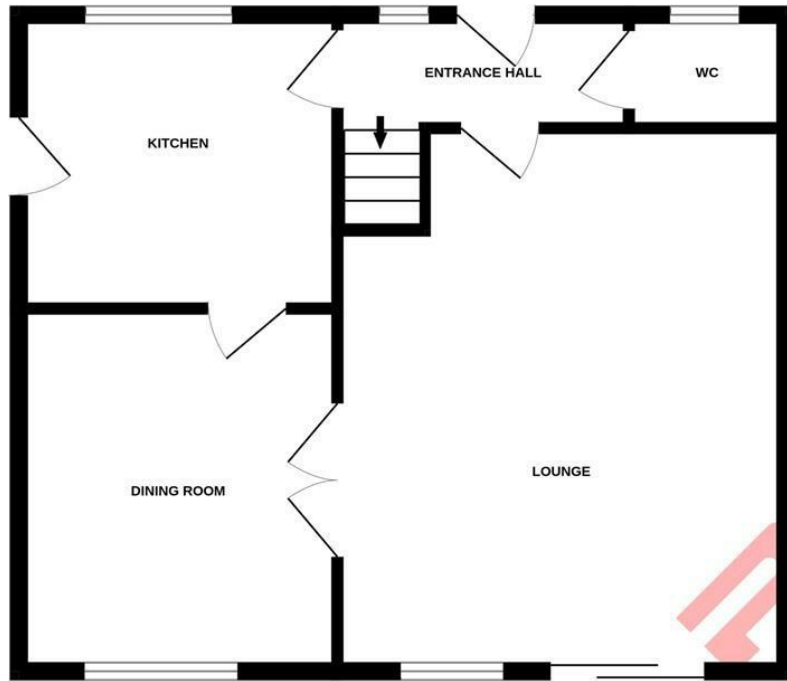
#### **REAR GARDEN**

Relatively level family friendly enclosed garden, gated side access to front, fenced boundaries, section of lawn and patio. Enjoying a sunny and private aspect.

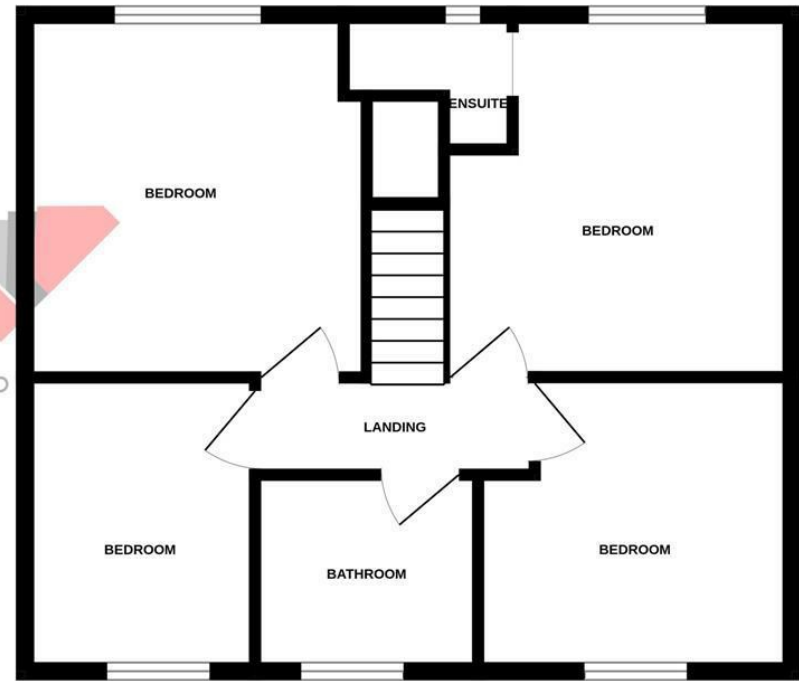
Council Tax Band: D



GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.