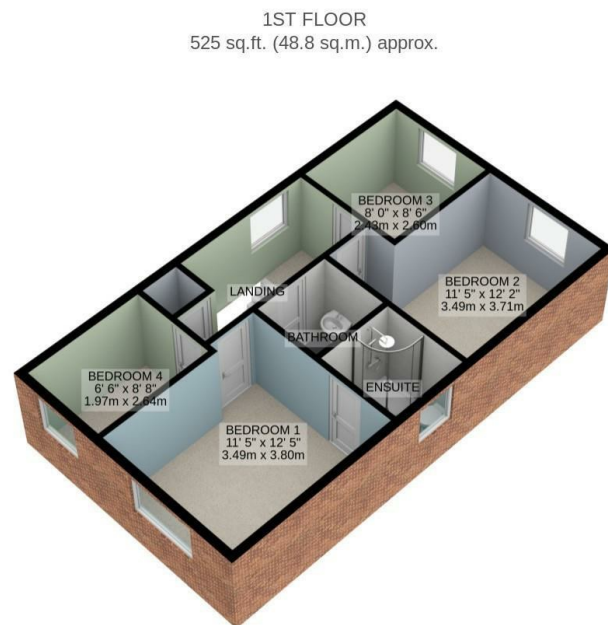
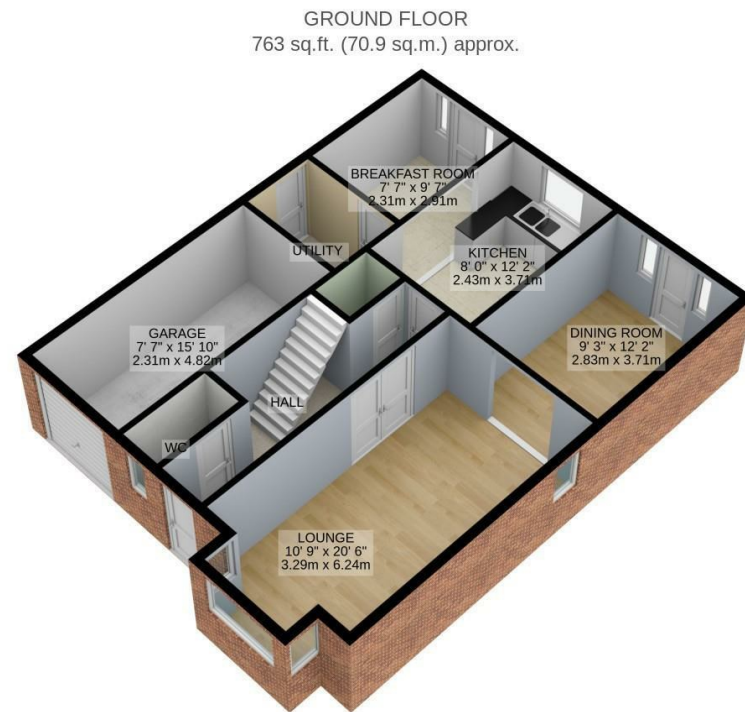


# Stubbs Close, NN8 4UQ



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.



## Stubbs Close, NN8 4UQ

- Four Bedrooms
- No Chain
- Ample Parking Garage
- Cul-de-Sac Position
- Gas central heated & Double glazed
- Approx floor area 109 sq.m (1,130 sq.ft)

PRICE  
**£335,000**  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\*** Offered with NO CHAIN and discreetly located within a pleasant Cul-De-Sac. The property would benefit from updating yet offers great potential and good sized accommodation which is gas central heated and double glazed throughout. Ample parking (see guide plan) and a sizeable enclosed rear garden. Reception hall, cloakroom W.C, lounge sitting room and dining room area. Kitchen/breakfast room and separate Utility room. Landing to bathroom, four bedrooms with en-suite shower to master.

Approx floor area 109 sq.m (1,130 sq.ft)

**RECEPTION HALL**

Via opaque double glazed panelled door, tiled floor, stair case raising to first floor landing with storage cupboard under, single panelled radiator, Ceiling Coving and panelled doors to Cloakroom/Wc, Kitchen/Breakfast Room and Lounge/Sitting Room

**LOUNGE/SITTING ROOM**

Having Upvc double glazed bay window to front with double panelled radiator under, feature fire surround with marble inset and hearth, ceiling coving and dado rails through to Dining Area, further single panelled radiator and double glazed picture windows and doors offering outlook and access to rear garden, further panelled door to Kitchen/Breakfast Room

**KITCHEN/BREAKFAST ROOM**

Offering a range of original light oak coloured high and base level cupboard units with drawer space, work tops having tiled surrounds, one and half bowl sink unit, built in oven, four ring gas hob, further appliance to include plumbing for automatic washing machine/dishwasher, Upvc double glazed window to rear, double panelled radiator, tiled floor through to Breakfast area with further single panelled radiator, double glazed picture windows and door to rear garden, panelled door to Utility Room

**UTILITY ROOM**

Having further matching high and base level cupboard units with work top and sink, plumbing for automatic washing machine, continuation of tiled floor, wall mounted boiler and opaque double glazed door to side

**LANDING**

Having panelled doors to Four Bedrooms, Bathroom and over stairs linen cupboard, loft hatch and single panelled radiator, double glazed illumination window to side

**BEDROOM ONE**

Having double glazed window to front and double panelled radiator under, door to En-Suite Shower Room

**EN-SUITE**

Refitted three piece suite comprising vanity wash hand basin with cupboards under and side, close coupled Wc and shower cubicle, full tiling to walls, wall mounted heated towel rail/radiator, opaque double glazed window to side

**DOUBLE BEDROOM TWO**

Having double glazed window to rear and single panelled radiator

**BEDROOM THREE**

Having double glazed window to front and single panelled radiator

**BEDROOM FOUR**

Having double glazed window to rear and single panelled radiator

**BATHROOM**

Comprising Wc, wash hand basin with cupboards under and panelled bath, single panelled radiator and opaque double glazed window

**OUTSIDE FRONT**

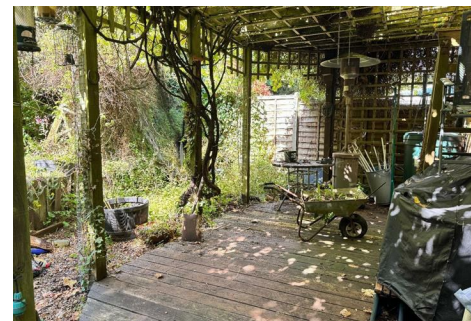
The property offers parking for several vehicles to front including access to Garage

**GARAGE**

16' x 8' (4.88m x 2.44m )  
With up and over door

**OUTSIDE REAR**

The rear garden is mostly grassed and inset and boarded with a variety of trees sand shrubs, green house and timber shed



call to view 01536 418100

