



4 Prospect Close, Pollington, DN14 0WG

£310,000

EPC: D

**** NO UPWARD CHAIN **** Located in a cul-de-sac of just six detached properties is this modern family home. The property has been extended to the ground floor to create a bright and spacious entrance hall whilst also offering good size living space and four first floor bedrooms, the master having en-suite facilities. The property also benefits from a block paved driveway, attached brick built garage, walled gardens and adjoins open fields to the rear. A viewing is highly recommended to appreciate the quiet village location on offer.

- Modern detached house
- Four bedrooms (en-suite to the master)
- Quiet village location
- Ideal family home
- Extended to create a bright and spacious entrance hall
- Lounge and separate dining room
- Modern fitted kitchen with utility room and ground floor WC
- Walled gardens
- Block paved driveway and attached brick built garage
- Adjoins open fields to the rear

DESCRIPTION

This modern four bedroom detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers four bedroom accommodation comprising;

ENTRANCE HALL

14'4" x 9'10"

uPVC French doors with side windows provide access into the entrance hall. Stair way leading to the first floor. Tiled floor with under floor heating. One central heating radiator.

LOUNGE

10'10" x 18'2"

uPVC French doors lead into the rear garden. A cream fire surround with a matching inset and hearth houses an electric fire. Engineered oak flooring. Two central heating radiators.

DINING ROOM

10'0" x 10'11"

The measurements plus the depth of the bay window. Engineered oak flooring. One central heating radiator.

KITCHEN

11'2" x 7'11"

A modern range of fitted base and wall units with cream shaker style fronts having granite worktops and matching upstands. The units incorporate a stainless steel one and a half bowl single drainer sink, a concealed cooker hood and splash back. Free standing electric double oven with a four ring gas hob. Integrated freezer. Tiled floor. One central heating radiator. Open plan with the utility room.

UTILITY ROOM

5'0" x 7'8"

A range of fitted units to match the kitchen with laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. Free standing fridge. Tiled floor. uPVC glazed door to the rear garden.

W.C.

4'9" x 5'0"

A white wash hand basin and low flush WC. Tiled floor. One central heating radiator.

LANDING

2'11" x 9'5"

Loft access with a pull down loft ladder. Wood flooring.

BEDROOM ONE

10'2" x 12'8"

To the front elevation. Timber effect laminate flooring. One central heating radiator.

EN-SUITE SHOWER ROOM

6'1" x 7'3" max.

A modern white suite comprising a shower cubicle with an electric shower, a wash hand basin inset into a vanity unit with storage under and a low flush WC. Tiled floor. Chrome heated towel rail.

BEDROOM TWO

8'10" x 11'0"

To the front elevation. Fitted bedroom furniture to include wardrobes, drawers and a matching bedside cabinet. Over stairs storage cupboard housing the hot water cylinder. Wood flooring. One central heating radiator.

BEDROOM THREE

8'11" x 9'0" max.

To the rear elevation. Recessed wardrobes and a bedside cabinet. One central heating radiator.

BEDROOM FOUR

7'9" x 8'11"

To the rear elevation. Fitted wardrobes and drawers along one wall with a dressing table and glass fronted display cabinet. Loft access. One central heating radiator.

BATHROOM

5'8" x 7'1"

A white suite comprising a panelled bath with a tiled surround, a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

GARAGE

9'7" x 17'3"

An attached brick built garage with a roller door to the front and a side uPVC personnel door. Wall mounted gas central heating boiler. Light and power.

GARDENS

To the right hand side of the property there is a block paved driveway providing off street parking and access to the garage. A paved pathway provides access to the front entrance door and extends all the way along the property into the rear garden. The garden itself is laid to lawn with mature planted borders filled with various bushes, shrubs and plants enclosed by a brick garden wall.

A metal gate to the left hand side provides pedestrian access to the side garden.

To the rear of the property the garden is fully enclosed and laid to lawn with mature and well stocked flower beds. There is a paved seating area and block paved path that leads to the bottom of the garden. The rear garden adjoins open fields.

Ground Floor



First Floor







