

Superbly appointed, this is a beautifully presented four bedroom, detached family home offering elegance for any future purchaser. Briefly comprising; entrance hall, cloakroom, lounge, dining room, conservatory, modernised fitted kitchen, upstairs are four bedrooms, master bedroom with en-suite facilities, refitted family bathroom, gas central heating and double glazing compliment the accommodation, driveway, garage and a most delightful enclosed rear garden offering seclusion and privacy.

Entrance Hall:- 5' 8" x 7' 7" (1.73m x 2.31m)

Lounge:- 17' 8" x 125' 8" (5.38m x 38.27m)

Dining Room:- 12' 11" x 10' 11" (3.93m x 3.32m)

Kitchen:- 11' 3" x 9' 5" (3.43m x 2.87m)

Utility Room:- 6' 8" x 5' 6" (2.03m x 1.68m)

Conservatory:- 11' 6" x 11' 4" (3.50m x 3.45m)

Downstairs Cloakroom:- 6' 6" x 3' 2" (1.98m x 0.96m)

Bedroom 1:- 12' 10" x 12' 8" (3.91m x 3.86m) Maximum Measurements

Bedroom 2:- 12' 8" x 12' 1" (3.86m x 3.68m)

Bedroom 3:- 9' 6" x 8' 6" (2.89m x 2.59m)

Bedroom 4:- 9' 5" x 7' (2.87m x 2.13m)

Bathroom:- 6' 5" x 6' 2" (1.95m x 1.88m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band:

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£450,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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