



Cottage Farm

Little Benton

Beautiful 5 bedroom link detached house occupying a mature plot within this prestigious cul de sac.

The owners have cleverly re-arranged the ground floor accommodation to incorporate a studio/bedroom with en suite shower room/WC.

The rest of the layout comprises; cloakroom/WC, lounge opening to dining room, good size breakfast kitchen, landing, 4 bedrooms, master with en suite shower room/WC and family bathroom/WC.

Externally there is a double driveway to the front and impressive garden to the rear.

Additional benefits include gas central heating and UPVC double glazing.

Asking Price: £380,000

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ENTRANCE HALL:

Double glazed entrance door, solid wood flooring, staircase to first floor and radiator

CLOAKROOM/WC:

Low level WC, pedestal wash hand basin, part tiled walls and radiator.



LOUNGE: Approx 16'3 x 11'2 (4.96m x 3.40m)

Double glazed window to front, fireplace with marble inset, hearth and living flame effect gas fire, telephone point, television point, coving to ceiling, 2 radiators and opening to:

DINING ROOM: Approx 9'9 x 11'2 (2.98m x 3.40m)

Solid wood flooring, coving to ceiling, 2 double glazed French doors and radiator.



BREAKFAST KITCHEN: Approx 11'4 x 12'0 (3.46m x 3.66m)

Fitted with a range of wall and base units, work surfaces with worktop lighting, 1 ½ bowl sink unit, extractor hood, gas cooker point, space for automatic washing machine and dishwasher, part tiled walls, radiator, double glazed window to side, spotlights and 2 double glazed doors to side.

GROUND FLOOR BEDROOM/WC: Approx 16'4 x 10'6

(4.98m x 3.20m)

2 double glazed windows to front, 2 radiators and door to:

EN SUITE SHOWER ROOM/WC:

White 3 piece suite comprising; shower cubicle, low level WC and wash hand basin.



FIRST FLOOR LANDING:

Airing cupboard and radiator.

BEDROOM 1: Approx 10'3 x 10'6 + bedroom furniture

(3.12m x 3.20m)

Double glazed window to front, fitted bedroom furniture and radiator.

EN SUITE SHOWER ROOM/WC:

White 3 piece suite comprising; wash hand basin, step in shower cubicle with mains shower, low level WC, part tiled walls, tiled floor, shaver point, spotlights, double glazed frosted window to side and radiator.

BEDROOM 2: Approx 10'3 x 9'11 (3.12m x 3.02m)

Double glazed window to rear and radiator.

BEDROOM 3: Approx 12'6 x 6'6 into fitted wardrobes

(3.81m x 1.99m)

Double glazed window to rear, fitted wardrobes, laminate flooring and radiator.

BEDROOM 4: Approx 10'1 x 6'11 (3.07m x 2.10m)

Double glazed window to front and radiator.

BATHROOM/WC:

White 3 piece suite comprising; panelled bath with mains shower, low level WC, wash hand basin, part tiled walls, tiled floor, spotlights, radiator and double glazed frosted window to side.

EXTERNAL:

FRONT GARDEN:

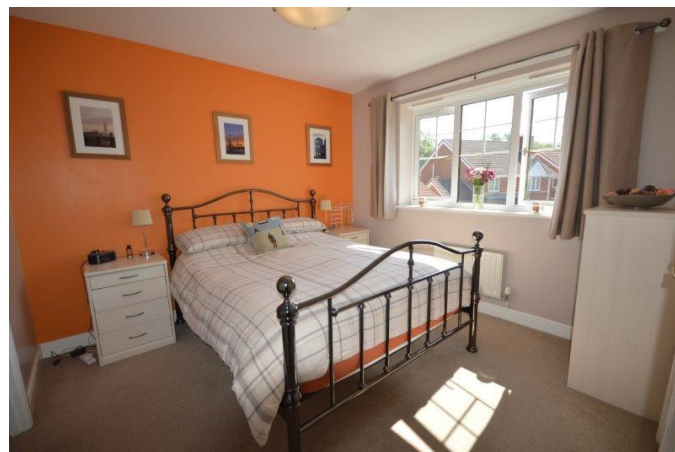
Double block paved driveway.

REAR GARDEN:

Laid mainly to lawn with flower borders, fenced boundaries, decked area and patio area.

TENURE:

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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