



Water Avens Close, £400,000

- Council Tax Band - E
- Four Bedrooms
- Beautiful views of Hendre Lake
- Driveway
- South facing garden
- Detached
- Garage
- Immaculate Throughout
- EPC Rating: C



 4  2  2



About the property

Take a look at this truly beautiful four bedroom detached property located in Water Avens Close with fantastic views across the lake. Perfect for a growing family as there is everything you could wish for in a property here. Call us for all the details and to secure your viewing.

Accommodation

Entrance Hall

Enter through door to hallway. Stairs to the first floor. Access to the lounge, WC and kitchen. Tiled flooring.

Kitchen

19' 7" x 9' 3" (5.97m x 2.82m)

UPVC double glazed window to rear. Matching wall and base units with worktop. Breakfast bar with stools. Stainless steel sink with draining board and tap. Integrated oven and grill with hob and extractor fan. Storage cupboard. Double glazed sliding patio doors to rear garden. Integrated washing machine and fridge/ freezer. Space for a dishwasher. Radiator. Tiled flooring.

Dining Room

9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed french door to rear garden. Double doors to the lounge. Radiator. Laminate flooring.



Lounge

17' 3" x 15' MAX (5.26m x 4.57m MAX)

UPVC double glazed bay window to front. Fireplace with gas fire. Double doors to the dining room. Two radiator. Laminate flooring.

Cloakroom

UPVC double glazed frosted window to front. Low level WC and hand wash basin with mixer taps. Tiled flooring. Radiator.

Landing

Loft access which is fully boarded with a pull down ladder. Access to all bedrooms and bathroom. Airing cupboard. Carpet.

Bedroom One

9' 6" x 9' 4" (2.90m x 2.84m)

UPVC double glazed window to rear. Double storage cupboards. Access to en-suite. Radiator. Carpet.

En-Suite

UPVC double glazed frosted window to side. Low level WC and vanity with hand wash basin. Shower cubicle with overhead shower from mains. Tiled flooring. Radiator.

Bedroom Two

11' 6" x 9' 5" MAX (3.51m x 2.87m MAX)

UPVC double glazed window to front. Two double storage cupboards. Radiator. Carpet.

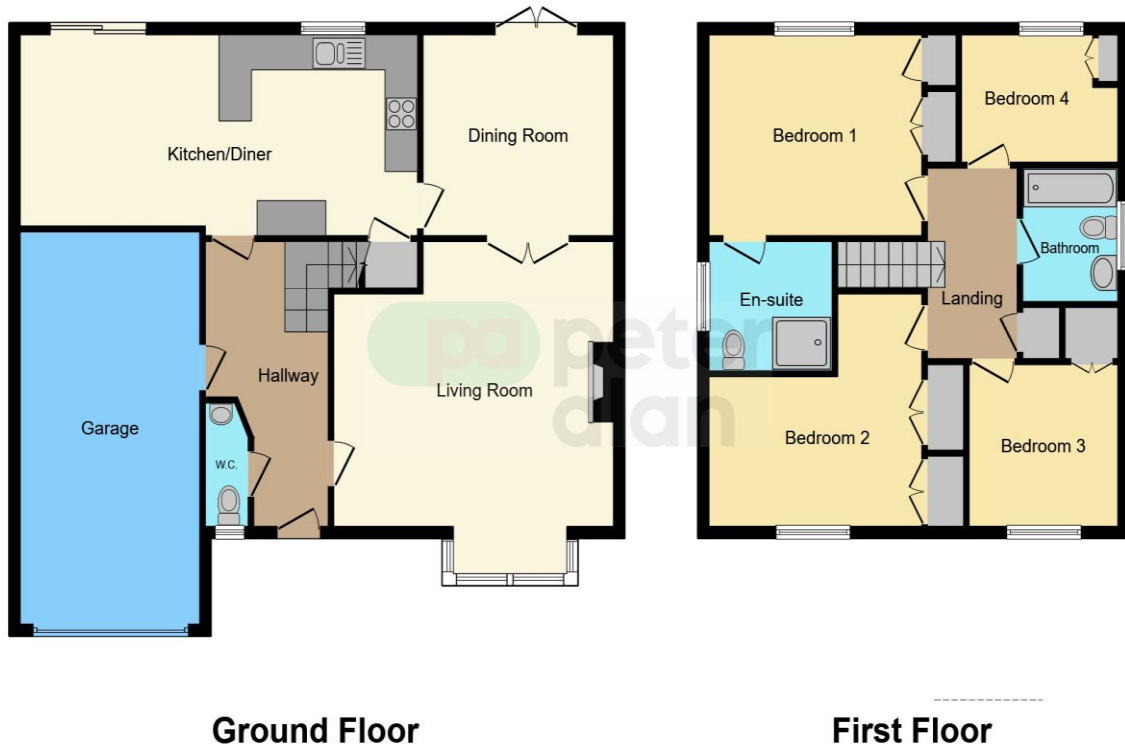
Bedroom Three 9' 4" x 7' 7" (2.84m x 2.31m)

UPVC double glazed window to front. Double storage cupboard. Radiator. Carpet.

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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