

# Butterfly Close, £340,000

- Council Tax E
- En-suite master bedroom
- Open-plan kitchen
- South-facing aspect
- Double Drive
- EPC Rating: D









## **About the property**

Introducing a charming, neutrally decorated, fourbedroom detached property with an en-suite master bedroom, open-plan kitchen, single reception room, and a south-facing aspect, ideally located near schools, amenities, and parks. Viewings are highly advised!!















## **Accommodation**

#### **Entrance Hall**

6' x 4' ( 1.83m x 1.22m ) **Lounge** 

11' 3" x 13' 6" ( 3.43m x 4.11m )

**Dinning Room** 

8' 2" x 8' 3" ( 2.49m x 2.51m ) **Kitchen / Breakfast Room** 

14' 8" x 8' 3" ( 4.47m x 2.51m )

**Utility Room** 

11' x 5' (3.35m x 1.52m)

**Master Bedroom** 

11' 5" x 9' 10" (  $3.48 m \times 3.00 m$  )

**Bedroom Two** 

8' 10" x 11' ( 2.69m x 3.35m )

**Bedroom Three** 

7' 4" x 10' 10" ( 2.24m x 3.30m )

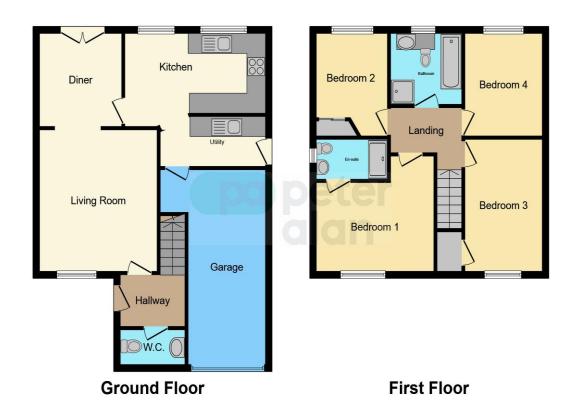
**Bedroom Four** 

7' 9" x 10' 1" ( 2.36m x 3.07m ) **Bathroom** 

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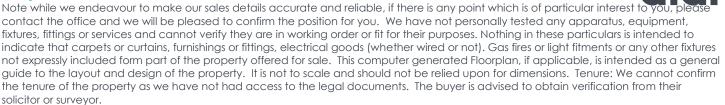


## **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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