



**Bartlams**

**6 Beech Close, Pattingham, WV6 7BA**

# £345,000

Elegant detached residence set in a private cul-de-sac on a generous plot in prestigious setting within highly favoured semi-rural village with excellent local amenities. Comfortably proportioned accommodation of impressive dimensions and versatile layout incorporating an attractively appointed specification. Living Room with defined Sitting and Dining Areas. Conservatory. Breakfast Kitchen with Utility Room off with plumbing for a washing machine. Master Bedroom with built-in wardrobes and en-suite Shower Room. Two further Bedrooms. Family Bathroom. Gas-fired radiator central heating and double glazed windows. Side driveway providing parking facilities for several cars and detached Garage. Potential for enlargement, subject to necessary consents.

Entrance Porch

#### GROUND FLOOR

**Entrance Hallway** Stairs to first floor Doors to Guest Cloakroom, Lounge and Kitchen

**Lounge area** 11' 9" x 11' 2" (3.58m x 3.40m) through lounge/dining room having defined Sitting and Dining Areas Bow window to front radiator electric fire with feature surround leading to

**Dining area** 9' 8" x 9' 7" (2.94m x 2.92m) archway from lounge to dining area with doors to kitchen and conservatory.

**Conservatory** 9' 4" x 9' 2" (2.84m x 2.79m) doors to garden and electric radiator and ceiling fan

**Kitchen** 11' 11" x 9' 9" (3.63m x 2.97m) a range of off white wall and base units with work surface over, one and half sink unit with drainer and window to rear. Electric hob with extractor fan over, electric double oven and built in microwave, plumbing for dishwasher, and door utility room.

Utility room

#### FIRST FLOOR

**Landing** having doors to various rooms

**Bedroom 1** 14' 1" x 9' 9" (4.29m x 2.97m) with range of built in wardrobes, door to en suite and window to front.

**En Suite** with a shower cubicle, WC and sink, radiator and window to front.

**Bedroom 2** 9' 10" x 9' 9" (2.99m x 2.97m) window to rear built in wardrobe radiator

**Bedroom 3** 10' 0" x 6' 9" (3.05m x 2.06m) measured to wardrobe window to rear wardrobe

**Family Bathroom** bath with shower over wc sink radiator window to side

**Outside** the front of the property is approached via an area of slate chippings, off road parking is accommodated to the side with access to a separate garage and gate to garden. The rear garden has a patio area with lawn and hedge borders.

- POPULAR VILLAGE LOCATION.
- ENSUITE TO MASTER BEDROOM.
- THROUGH LOUNGE/DINER.
  - CONSERVATORY.
  - FITTED KITCHEN.
  - FREEHOLD.
  - EPC - D.
- COUNCIL TAX BAND - E.



Freehold  
COUNCIL TAX BAND - E  
EPC RATING - D

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Bartlams



PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED: .....

DATE: .....

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