

NO FORWARD CHAIN! A SUPERB 4 BEDROOM DETACHED HOUSE SET IN THIS SOUGHT AFTER RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS INTO THE CITY CENTRE. The property provides bright and spacious living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, cloaks/WC, lounge, dining room, breakfast kitchen, rear hall, landing, master bedroom with en-suite bathroom, 3 further bedrooms and a family bathroom. To the outside is a front garden with driveway leading to an integral brick garage whilst to the rear is a good size lawned garden. An internal viewing is recommended.

Porch

Entrance Hall

Cloaks/WC

Kitchen

15'3 x 9'8 (4.65m x 2.95m)

Dining Room

12'1 x 11'8 (3.68m x 3.56m)

Living Room

18'2 x 12' (5.54m x 3.66m)

Garage

17'3 x 8'6 (5.26m x 2.59m)

Landing

Bedroom 1

12'9 x 12'1 (3.89m x 3.68m)

En-suite Bathroom

Bedroom 2

13'1 x 12'1 (3.99m x 3.68m)

Bedroom 3

12'2 x 11'10 (3.71m x 3.61m)

Bedroom 4

9'11 x 8'9 (3.02m x 2.67m)















Bathroom 7'7 x5'7 (2.31m x1.70m)

Front & Rear Gardens



FLOOR PLAN LOCATION Brockfield Park Dr Highthorn Rd Anthea Dr Ground Floor 858 sq.ft. (79.7 sq.m.) approx. 1st Floor 740 sq.ft. (68.8 sq.m.) approx. Anthea Dr Yearsley Grove Primary School Bathroom 7'7" x 5'7" 2.31m x 1.70m Chowdene Camping / Bedroom 12'2" x 11'10" 3.72m x 3.61m Kitchen/Breakfast Room 15'3" x 9'8" 4.65m x 2.95m & Caravan Site Dining Room 12'1" x 11'8" 3.68m x 3.56m Priory Medical Group - Victoria Way Surgery Bedroom 13'1" x 12'1" 3.99m x 3.68m Living Room 18'2" x 12'0" 5.54m x 3.66m Garage 17'3" x 8'6" 5.26m x 2.59m Bedroom 12'9" x 12'1" plus recess 3.89m x 3.68m plus recess Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx. Whilst every utempt has been made to ensure the accuracy of the floright necessarily later, measurement of drocks, wildows, or command unty offers man are approved in an end non-googness to listen for any entry or orisistion or mis-statement. This plan is for illustratine purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. 80 (69-80) 66 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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