

ten sales &
lettings

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Property Features

- DETACHED FAMILY HOME
- OVERSIZED REAR GARDEN WITH ARTIFICIAL TURF
- DOUBLE GARAGE WITH REMOTE DOOR
- EN SUITE TO MASTER
- SOUGHT AFTER LOCATION
- DINING ROOM
- NO ONWARD CHAIN
- CLOSE TO CROSSHALL SCHOOL AND AMINITIES



CHAIN FREE WITH SPACIOUS FAMILY GARDEN. Ten Property Agents are delighted to offer this FOUR BEDROOM DETACHED family home is situated on a highly sought after location in the heart of Eaton Ford, within close proximity to Crosshall School and local amenities.

The spacious home boasts four bedrooms, two reception rooms, a kitchen/diner, utility room, family bathroom, en-suite, downstairs cloakroom, double garage with remote control door plus block paved parking to the front and driveway.

The property features a very generously sized rear garden, mainly artificial grass. Given the location, space and ample off street parking, this would make an ideal family home. CALL 01480 274310 TO ARRANGE YOUR VIEWNG



A spacious family garden, mainly laid with artificial turf and extensive patio area.

Room Details & Dimensions

Entrance Hall

Double glazed door to front. Double glazed window to front. Stairs to first floor. Doors to WC, kitchen/diner, dining room and lounge. Laminate oak effect flooring.

Cloakroom

Double glazed window to front. Low-level WC and wash hand basin. Part tiled.

Kitchen/Diner 12' 9" x 8' 8" (3.88m x 2.64m)

Double glazed window to rear. Fitted kitchen with wall and base units with worktops over and tiled splashbacks. Stainless steel single bowl sink/drain. Cooker point. Cooker hood. Plumbing for dishwasher. Radiator. Door to utility room.

Utility room 5' 8" x 5' 1" (1.73m x 1.55m)

Double glazed window to side aspect. Wall and base units with worktops over. Stainless steel sink/drain. Plumbing for washing machine. Central heating boiler. Double glazed door to side.

Dining Room 12' 3" x 10' 0" (3.73m x 3.05m)

Spacious dining room with ample room for 6-8 seat table. Double glazed window to rear. Radiator. Laminate oak flooring.

Lounge 18' 5" x 11' 7" (5.61m x 3.53m)

Double glazed bay window to front and double glazed window and door to rear. Two radiators. TV and telephone point and oak effect laminate flooring. Gas fireplace with stone surround and marble hearth.

Landing

Double glazed window to front. Stairs from entrance hall. Airing cupboard. Access to loft. Doors to all bedrooms and family bathroom.



Bedroom One 12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window to rear. Radiator. Built in wardrobes. Door to en-suite. Stand alone vanity unit with wash basin.

En-Suite

Double glazed window to side. Low-level WC, and shower cubicle. Radiator.

Bedroom Two 12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three 8' 9" x 7' 5" (2.66m x 2.26m)

Double glazed window to rear. Radiator.

Bedroom Four 6' 8" x 6' 1" (2.03m x 1.85m)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed window to front. Low-level WC, wash hand basin and bath with mixer taps and shower over. Fully tiled. Radiator.

Rear Garden

A spacious fully fenced enclosed rear garden. Mainly artificial lawn with stone central patio. Shrubby flowerbeds to borders and large paved patio area with access from the Lounge. Side access leading to front and side door to garage. .

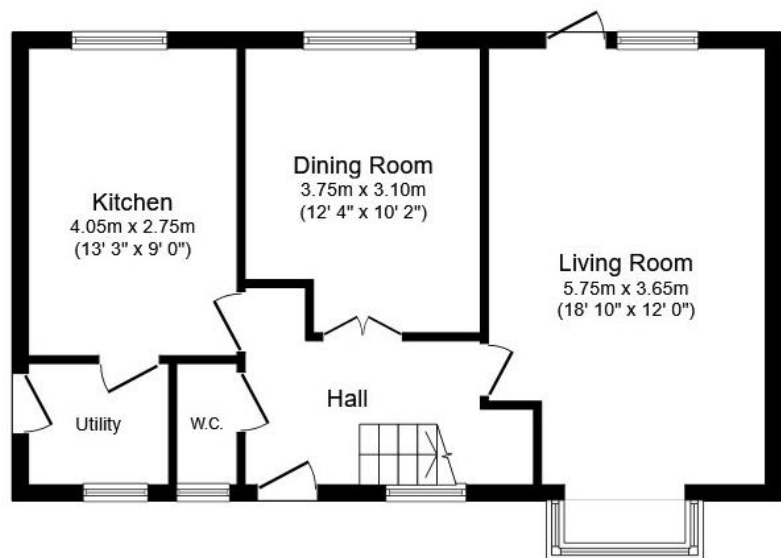
Garage & Driveway

Double garage with single AUTOMATED DOOR and single hand open door. Private door to rear garden, power and light. A block paved driveway for two cars and further parking to the front aspect.



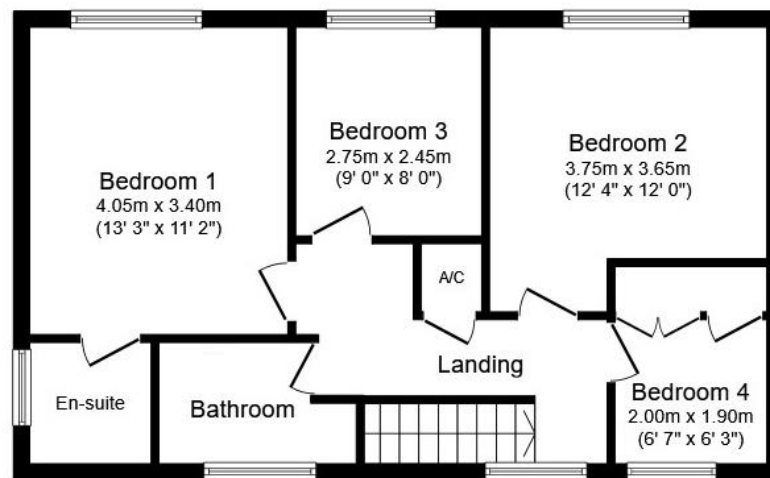


Floorplan



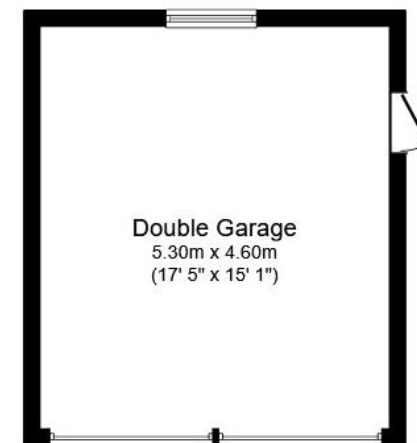
Ground Floor

Floor area 57.0 sq.m. (613 sq.ft.)



First Floor

Floor area 55.8 sq.m. (600 sq.ft.)

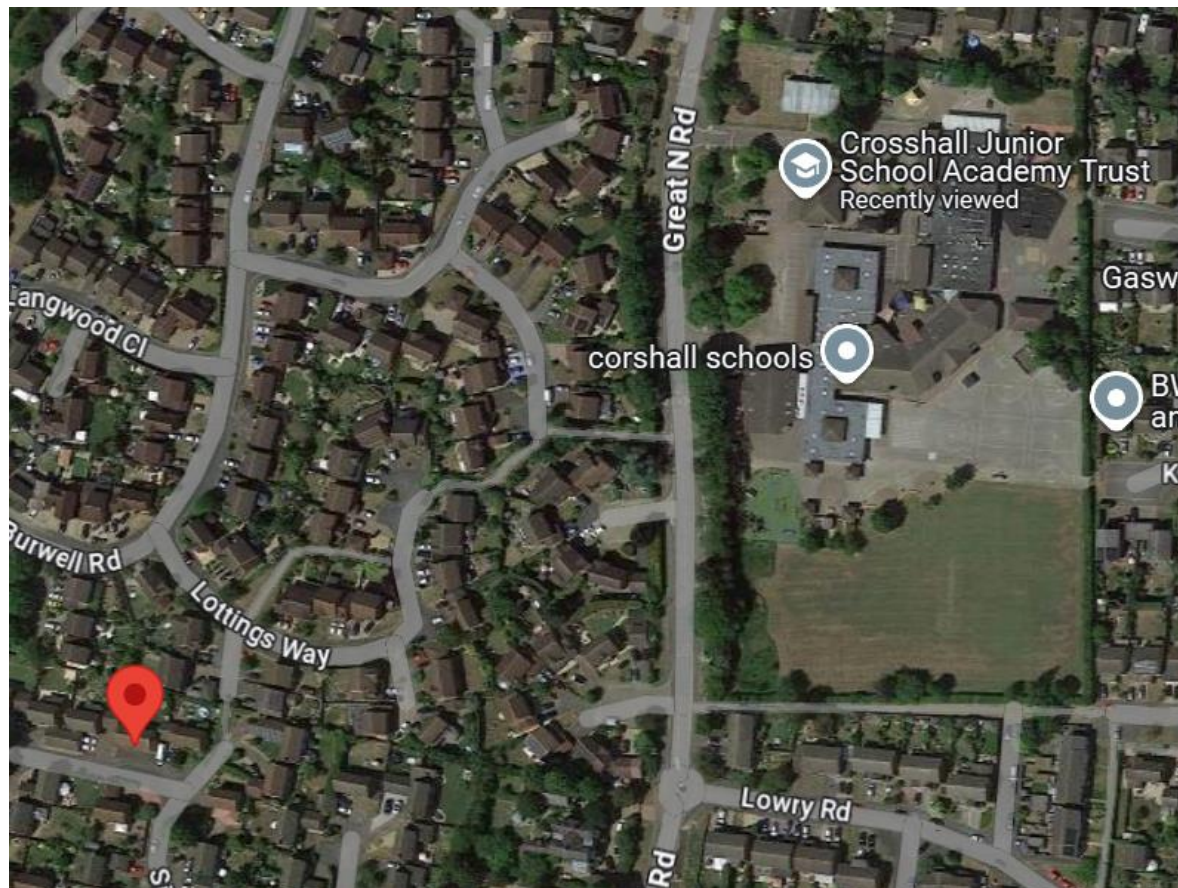


Garage

Floor area 24.4 sq.m. (262 sq.ft.)

Total floor area: 137.1 sq.m. (1,476 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Additional Information

Tenure: Freehold
 Council tax band: E
 Construction Type: Traditional Brick
 Parking: Garage & Private Driveway
 Electric supply: Mains Electricity
 Water supply: Mains Water
 Sewerage: Mains Sewerage
 Heating Supply: Gas Central Heating
 Mobile Signal: Good
 Broadband: Full Fibre Available
 Rights or Restrictions: Small Area Of Driveway Requires Access For Neighbour
 Listed Building Status: No
 Conservation Area: No
 Any Public Rights Of Way Across Title: No
 Any Planning Permissions & Development Proposals: No
 Any floods in last 5 years: No
 Accessibility & Adaptions: None

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.