



North Rise
Greenfield, OL3 7ED

Offers over £470,000

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Home Estate Agents are pleased to offer for sale this immaculately presented FOUR bedroom detached family home. ** Recently installed Air Source Heat Pump offers an effective and energy efficient way to heat the home and dramatically reduces heating costs ** . Refurbished throughout by the current owners to a high specification the property offers spacious living accommodation. Located in the much sought after area of Greenfield with far reaching views of the local countryside with long walks on the doorstep, close to local schools, amenities and transport links. ** Viewing highly recommended **.

In brief the accommodation comprises of entrance vestibule, lounge, dining room open plan to kitchen, utility room, family room and shower room to the ground floor. Four bedrooms (master with en-suite) and family bathroom to the first floor. Loft room to the second floor. Driveway to front with the added benefit of an electric car charger installed to side. Garden to rear with decked seating area and steps leading down to artificial lawned garden.

GROUND FLOOR

Entrance Vestibule

Composite door and glazed side panel to front, double glazed window to side, door to:

Hallway

Kaindl laminate flooring, radiator, stairs to first floor, open plan to

Lounge 18'4" x 12'0" (5.58m x 3.67m)

Double glazed window to front, double glazed window to side, feature fireplace, Kaindl laminate flooring, radiator, sliding double doors to:

Dining Room 12'0" x 12'0" (3.66m x 3.67m)

Kaindl laminate flooring, radiator, double doors to rear garden, open plan to:

Kitchen 8'10" x 16'2" (2.69m x 4.92m)

Double glazed window to rear, fitted with a modern kitchen comprising of wall and base units with worksurface and splashbacks over, breakfast bar, inset sink with mixer tap, built in oven and hob with extractor hood over, Kaindl laminate flooring, inset ceiling downlights, door to utility room.

Family Room 18'6" x 9'6" (5.63m x 2.90m)

Double glazed window to side, double glazed window to front, door to storage cupboard, radiator.

Shower Room

Double glazed window to side, fitted with an enclosed shower cubicle, low level WC.

Storage 23'1" x 5'9" (7.04m x 1.77m)

Door to:

Utility Room 11'1" x 5'10" (3.39m x 1.77m)

Double glazed window to rear, fitted base units with drawers, plumbing for washing machine, space for dryer and fridge/freezer, tiled floor, inset ceiling downlights, radiator, door to outside.

FIRST FLOOR

Landing

Double glazed window to front, inset ceiling downlights, radiator, wood and glazed door with stairs leading up to second floor, doors to:

Master Bedroom 10'10" x 12'0" (3.31m x 3.67m)

Double glazed window to front, radiator, door to:

En-suite

Enclosed shower cubicle, vanity wash hand basin, low level WC, tiled walls, heated chrome towel radiator.

Bedroom 2 12'6" x 9'8" (3.80m x 2.95m)

Double glazed window to front, sliding mirrored wardrobes, radiator.

Bedroom 3 9'10" x 9'0" (3.00m x 2.75m)

Double glazed window to rear, radiator.

Bedroom 4 8'10" x 8'10" (2.69m x 2.70m)

Double glazed window to rear, radiator.

Bathroom

Two double glazed windows to the rear, three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, inset ceiling downlights, heated towel rail.

SECOND FLOOR

Loft Room 5'1" x 23'5" (1.54m x 7.15m)

Double glazed Velux windows to front and rear, inset ceiling downlights.

Store Room

OUTSIDE

Driveway to front with the added benefit of an electric car charger installed to the side. Garden to rear with spacious decked seating area, steps leading down to artificial lawned garden.

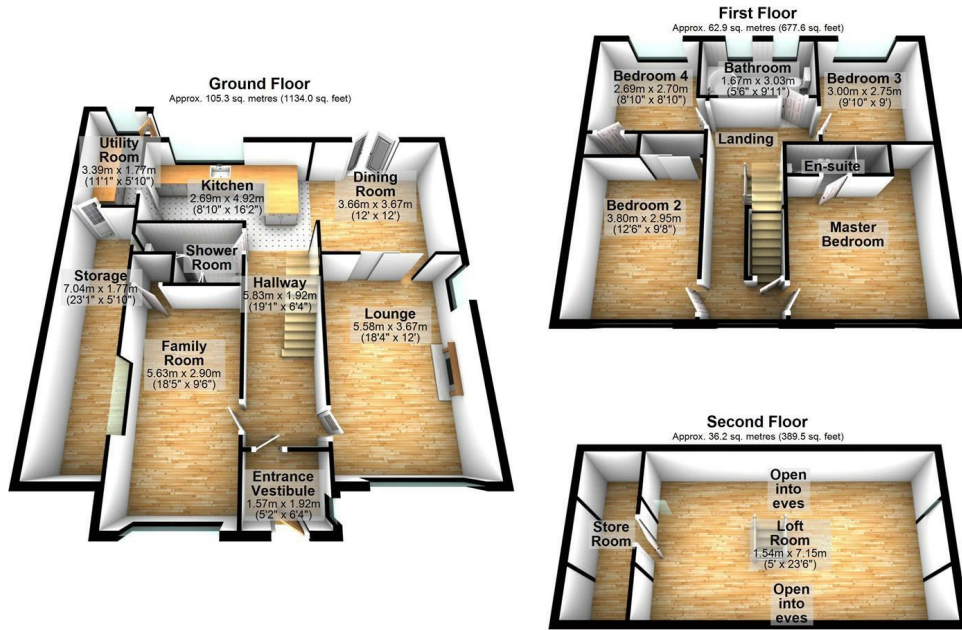
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DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 204.5 sq. metres (2201.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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