







- THREE BEDROOM DETACHED HOUSE FOR SALE LOCATED ON SWALLOWS RISE
- LARGE PLOT WITH LARGE DRIVEWAY
- LARGE LOUNGE WITH SPACE FOR LIVING FURNITURE
- OPEN PLAN LAYOUT BETWEEN DINING ROOM/LIVING ROOM & KITCHEN
- LARGE CONSERVATORY
- MODERN FITTED KITCHEN WITH PLENTY OF STORAGE SPACE WITH WORKTOP SPACE
- THREE GOOD SIZED BEDROOMS
- MAIN BEDROOM WITH FITTED WARDROBES AND EN SUITE







Welcome, to George Eardley Close. Situated on the popular Swallows Rise development, tucked away in a cul-de-sac position this well presented THREE BEDROOM DETACHED is EVERYTHING YOU have been searching for! Step inside and you are greeted with the entrance hallway which has plenty of space for coats and shoes, the hallway leads us to all avenues of the house, but up first the LARGE LOUNGE which has space for all your living needs and also features a bay window, the lounge, dining room, conservatory and kitchen are all open plan with each other, which creates a really good flow to the property, ideal for any kind of hosting or family dinners. The Dining room currently has a breakfast bar with the conservatory hosting the dining area. Into the MODERN FITTED KITCHEN there is plenty of storage space and work top space with integrated appliances and a large storage cupboard. Downstairs is finished off with the WC. Upstairs there are THREE GOOD SIZED BEDROOMS with the main bedroom having an ensuite and fitted wardrobes. Bedroom two also features fitted wardrobes. The spacious family bathroom is well presented, is part tiled and has a bath with a shower over. Externally, the garden is larger than usual with a patio seating area and also a lawn, there is gated side access to the driveway. To the front the property there is a lawn garden with also a driveway for multiple vehicles. The property is closely located to schools, local amenities and travel routes. If George Eardley Close ticks your boxed then be sure to CALL SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY

Entrance Hall Single double glazed front door, tiled floor, radiator.

WC Double glazed window, LLWC, wash hand basin, tiled floor, radiator.

Lounge Double glazed bay window, fireplace, tiled flooring, two radiators.

Dining Room Breakfast bar, radiator.

Kitchen Double glazed window, range of fitted wall and base kitchen cupboards, work surfaces, sink and drainer, tiled splashback, integrated cooker, integrated gas hob, space for fridge freezer, space for washing machine, space for dishwasher, storage cupboard, radiator.

Conservatory UPVC conservatory, double glazed patio doors to rear, double glazed windows, tiled flooring.

Bedroom One Double glazed window, fitted wardrobes, radiator.

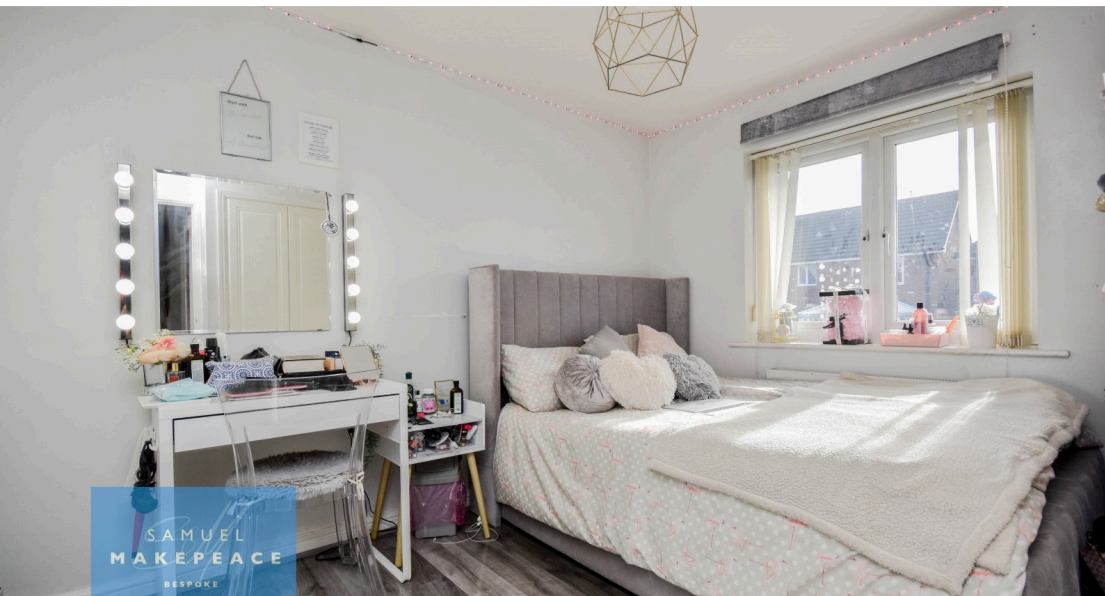
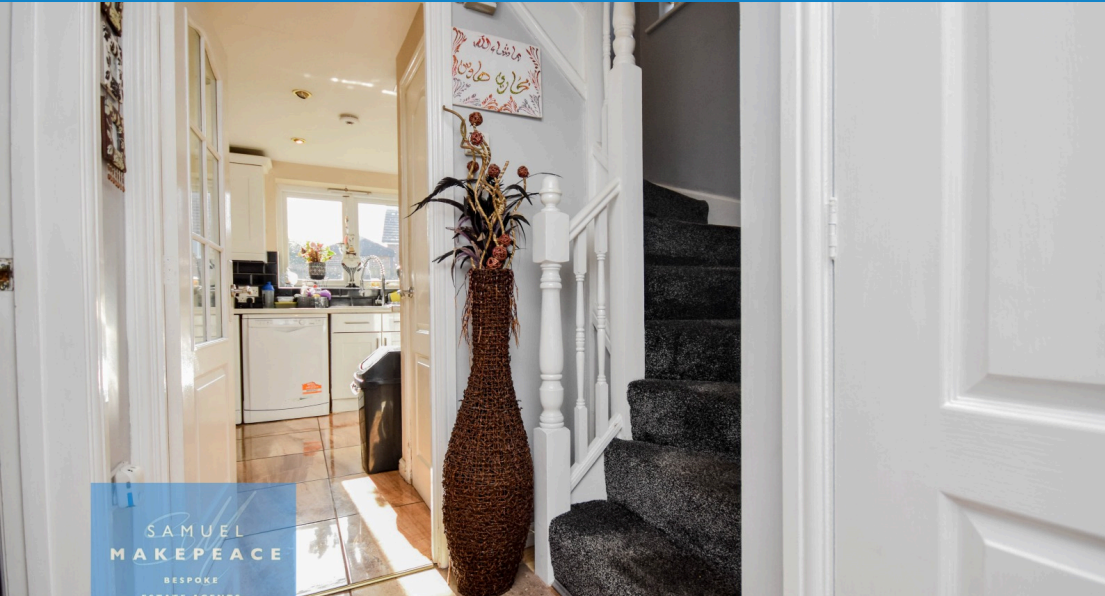
En-suite Double glazed window, single shower cubicle, LLWC, vanity hand wash basin, extractor fan, part tiled walls, tiled flooring, radiator.

Bedroom Two Double glazed window, radiator.

Bedroom Three Double glazed window, radiator.

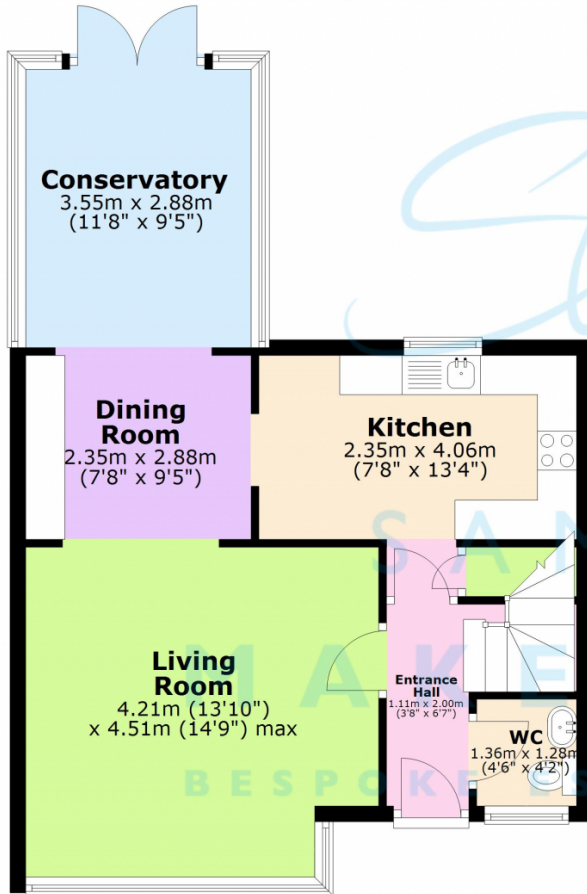
Bathroom Double glazed window, bath with shower, LLWC hand wash basin, extractor fan, tile floor and walls, towel holder radiator.



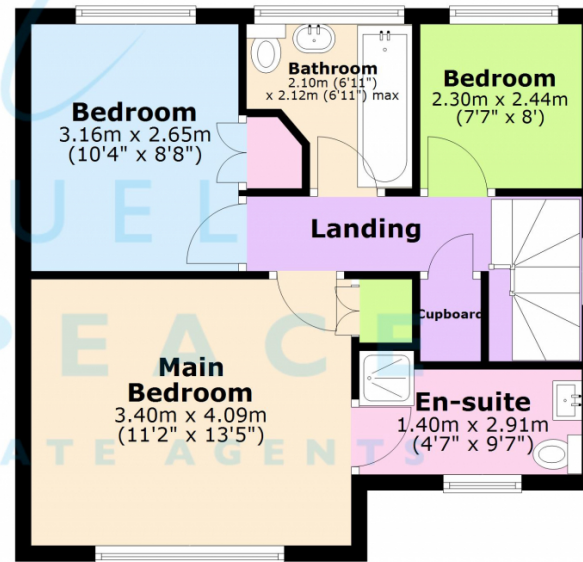




### Ground Floor



### First Floor



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: 4 George Eardley Close, ST6

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