





- **Detached House**
- **Off-Street Parking**
- **Utility Room**
- **En-Suite Facility**
- **Sought-After Location**
- **Four Bedrooms**
- **Gardens to Front & Rear**
- **Ground Floor WC**
- **Conservatory**
- **MUST BE VIEWED**





**** Video Tour on our YouTube Channel |
<https://www.youtube.com/watch?v=tVmFh-6lLak> ****

Jan Forster Estates are delighted to present to the market this four bedroom detached family home on the highly sought after Woolmer Court in Victoria Glade. The property is nestled in a quiet cul-de-sac and is within very close proximity to the local nature reserve, as well as public transport links and facilities in the area. The house further benefits from no onward chain.

This home briefly comprises:- entrance hall with ground floor WC, family room, bright and airy lounge, dining room with sliding doors that open to the conservatory which gives access to the charming rear garden, kitchen with fitted wall and floor units, and a handy utility room. The first floor boasts four good-sized bedrooms- the main with an en-suite facility, and there is also a three-piece family shower room WC. Externally, there is a garden to the front with driveway. To the rear, there is a south-easterly facing lawned garden with patio area- perfect for entertaining during those long summer nights. The property also boasts gas central heating, double glazing and ample storage.

We anticipate an extremely high level of viewings on this family home. For more information or to book your viewing please call our sales team on 0191 270 1122.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*



Lounge 11'3" x 16'8" (3.43 x 5.10)

Kitchen 11'0" x 10'0" (3.37 x 3.06)

Dining Room 10'1" x 10'5" (3.08 x 3.20)

Conservatory 10'4" x 12'3" (3.15 x 3.74)

Bedroom One 11'3" x 12'4" + wards (3.43 x 3.78 + wards)

Bedroom Two 12'11" x 9'2" (3.95 x 2.80)

Bedroom Three 10'11" x 8'7" (3.33 x 2.62)

Bedroom Four 9'1" x 10'5" (2.77 x 3.19)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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