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BERCOTE & Co
Property Sales

The Key To Moving Home 



Carnaby Close,
Upper Saxondale
£407,500

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Bercote & Co are delighted to bring to market this bright and spacious four bedroom detached family home, situated in the highly desirable village of Upper Saxondale. Comprising of an entrance hall, lounge, contemporary breakfast kitchen, utility, formal dining room, conservatory and WC/Cloakroom to the ground floor. Four bedrooms, with en suite shower room to the master, and family bathroom to the first floor. Additional features include off-street parking for 2-3 vehicles, a single garage and storm porch to the front. Plus a fully enclosed rear garden with gated side access. Virtual tour available! Viewing is highly recommended. Call us now to arrange your appointment

- FOUR BEDROOM
- DETACHED FAMILY HOME
- BRIGHT AND SPACIOUS
- OFF STREET PARKING PLUS SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN
- DOWNSTAIRS WC



Entrance Hall

Enter through a partly glazed door, with obscure uPVC window to the side, into the entrance hall fitted with wood flooring, stairs to the first floor, radiator and doors to the various rooms.

Lounge 16' 8" x 11' 3" (5.07m x 3.42m)

Featuring a gas fuelled stove with granite hearth and an oak sleeper, continuation of wood flooring, cornicing radiator and uPVC casement bay window to the front aspect.

Breakfast Kitchen 10' 2"(max) x 15' 11"(max) (3.11m x 4.84m)

Fitted with a range of contemporary wall and base units with a wood effect roll edge worktop incorporating a breakfast bar peninsula. Integrated appliances comprising a stainless steel sink and a half with drainer and chrome mixer tap, four ring gas hob with inset canopy extractor hood above, oven and grill plus fridge/freezer. Additional features include splash back wall tiling, tiled flooring, radiator, uPVC window to the rear aspect and doors to the various rooms.

Utility Room 5' 3" x 7' 2" (1.61m x 2.18m)

Fitted with a range of matching wall and base units with a roll edge granite effect worktop incorporating a stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and dishwasher, splash back wall tiling, continuation of tiled flooring, radiator and an obscure, wood door to the side aspect.

Dining Room 10' 2" x 9' 8" (3.11m x 2.95m)

Carpeted flooring, radiator, cornicing and doors to the various rooms.



Conservatory 8' 9" x 17' 10" (2.67m x 5.44m)

Fitted with uPVC windows incorporating a set of French Doors to the rear aspect, carpeted flooring, two radiators and double doors to both the kitchen and dining room.

WC/Cloakroom

Fitted with a two piece suite comprising of a low level WC and wash hand basin with chrome mixer tap.

Landing

Carpeted flooring, airing cupboard, loft hatch and doors to the various rooms.

Master Bedroom 14' 1"(into wardrobes) x 11' 3" (4.3m x 3.42m)

Carpeted flooring, fitted wardrobes, chrome recessed down lighting, radiator, door leading to en suite shower room and uPVC window to the front aspect.

En Suite Shower Room

Fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin with pillar taps and a fully tiled shower cubicle with glass screen. Wood effect flooring, radiator and obscure, uPVC window to the front aspect.

Bedroom Two 12' 1"(into wardrobes) x 9' 9" (3.68m x 2.98m)

Wood effect flooring, fitted wardrobes, radiator and uPVC window to the rear aspect.

Bedroom Three 13' 1" x 8' 5" (3.98m x 2.56m)

Carpeted flooring, radiator, fitted wardrobes and uPVC window to the front aspect.

Bedroom Four 8' 11" x 8' 3" (2.72m x 2.52m)

Wood effect flooring, radiator, fitted wardrobes and uPVC window to the rear aspect.

Family Bathroom 8' 11"(max) x 7' 2" (2.71m x 2.19m)

Fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin with chrome pillar taps and a panel bath with chrome mixer tap and shower hand adjustment. Tile effect flooring, radiator, part wall tiling and an obscure, uPVC window to the rear aspect.

Garage 18' 1" x 7' 11" (5.5m x 2.41m)

With Up & Over door to the front aspect.

External

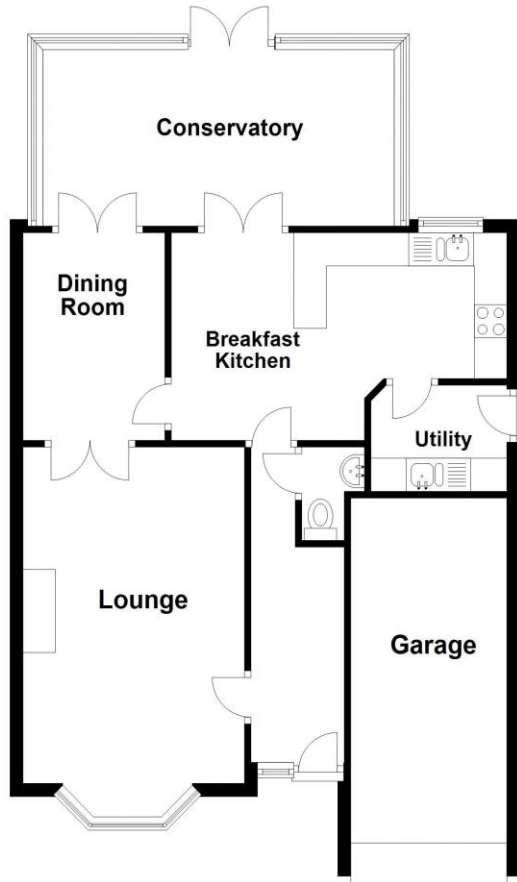
To the front the property boasts a tarmac driveway offering parking for 2-3 vehicles and leading to the single garage plus front entrance. Partly laid to lawn, planted with a small selection of shrubbery and benefiting from gated side access to the rear of the property.

The rear of the property is fully enclosed with timber fencing, mainly laid to lawn and benefits from a paved patio area plus decking to the far corner. Landscaped with a variety of mature planting and includes a small timber shed.



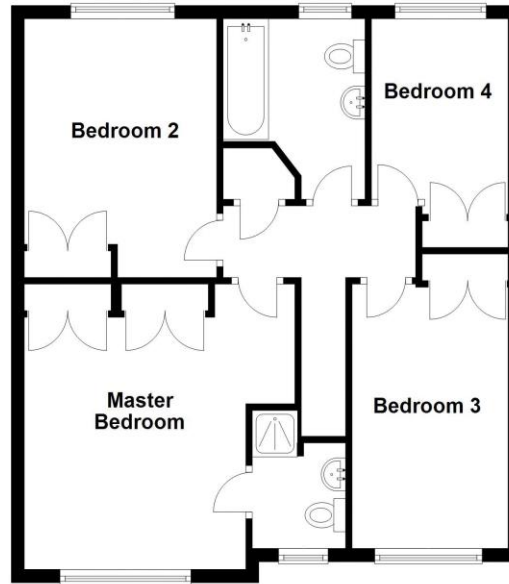
Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 139.5 sq. metres (1501.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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