



## Garfield Park, Great Glen

£610,000

A FIVE BEDROOM detached home features a MODERN THEME throughout with ample accommodation including a generous size kitchen diner and lovely rear garden with multiple seating areas.





#### **Entrance Hall**

With built-in storage cupboard, laminate floor, stairs to first floor, radiator.

#### **Lounge**

17' 4" x 13' 7" (5.28m x 4.14m)

With double glazed square bay window to the front elevation, gas fire with surround, two radiators.

#### **Ground Floor WC**

With vinyl floor, low-level WC, wash hand basin, radiator.

#### **Kitchen Diner**

25' 9" x 8' 6" (7.85m x 2.59m)

With double glazed sliding patio doors to the rear elevation, double glazed window to the rear elevation, laminate floor, base units, part tiled walls, stainless steel one and a half bowl stainless steel sink and drainer unit, space for range style gas cooker, extractor hood, radiator.

#### **Utility Room**

7' 7" x 4' 9" (2.31m x 1.45m)

With double glazed door to the rear garden, wall and base units, part tiled walls, vinyl floor, stainless steel sink and drainer, plumbing for washing machine and tumble dryer.



### Reception Room Two

12' 1" x 10' 0" (3.68m x 3.05m)

With double glazed windows to the rear and side elevations, laminate floor, radiator.

### First Floor Landing

With storage cupboard housing immersion tank, loft access, radiator.

### Bedroom One

17' 7" x 14' 2" (5.36m x 4.32m)

With two double glazed windows to the front elevation, fitted wardrobes, fitted dressing table, two radiators.

### En-Suite

10' 8" x 7' 7" (3.25m x 2.31m)

Measurement into shower. With double glazed window to the front elevation, tiled floor, tiled walls, wash hand basin, low-level WC, shower cubicle, bath, ladder style towel rail/radiator.

### Bedroom Two

17' 0" x 11' 4" (5.18m x 3.45m)

With double glazed windows to the front elevation, radiator.

### En-Suite

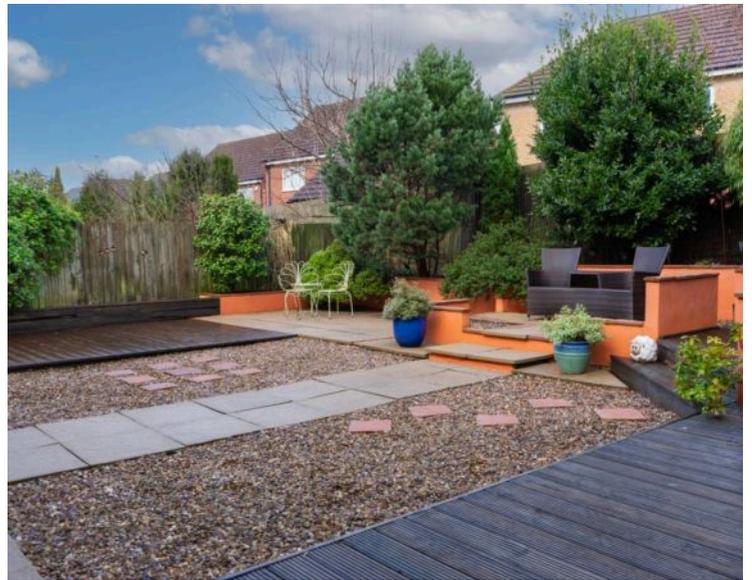
7' 0" x 5' 5" (2.13m x 1.65m)

Measurement into shower. With double glazed window to the side elevation, part tiled walls, tiled floor, shower cubicle, low-level WC, wash hand basin, ladder style towel rail/radiator.









### **Bedroom Three**

13' 4" x 10' 1" (4.06m x 3.07m)

With double glazed window to the rear elevation, porthole style window to the side, radiator.

### **Bedroom Four**

12' 8" x 10' 5" (3.86m x 3.18m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Five**

10' 3" x 9' 8" (3.12m x 2.95m)

With double glazed window to the rear elevation, radiator.

### **Bathroom**

8' 11" x 6' 11" (2.72m x 2.11m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, shower cubicle, bath, low-level WC, wash hand basin, ladder style towel rail/radiator.

### **Front Garden**

With paved driveway, shrubs, gate to side access.

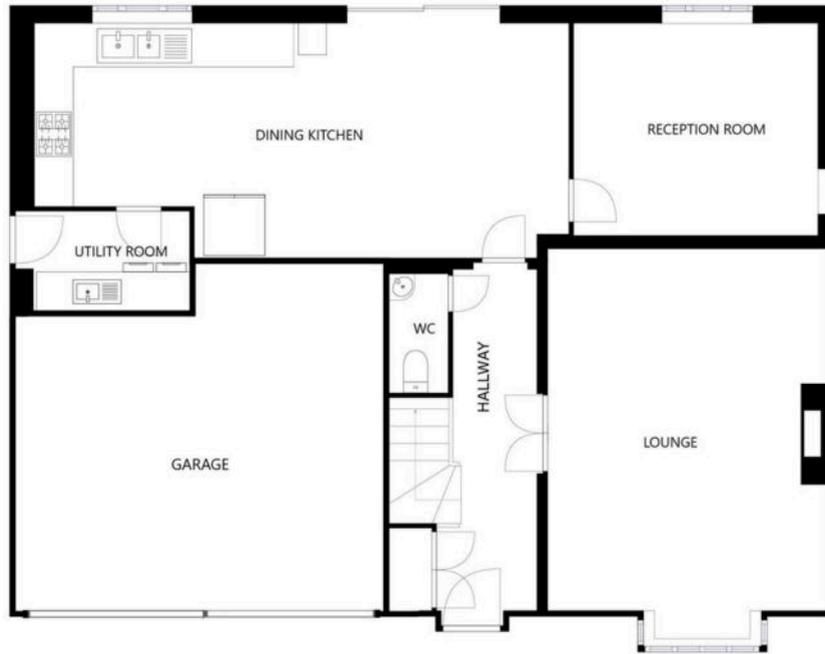
### **Rear Garden**

With paved pathway, paved patio seating areas, decking areas, raised paved patio area to the rear, flowerbeds and shrubs, fencing to perimeter.

**Driveway** 2 vehicles

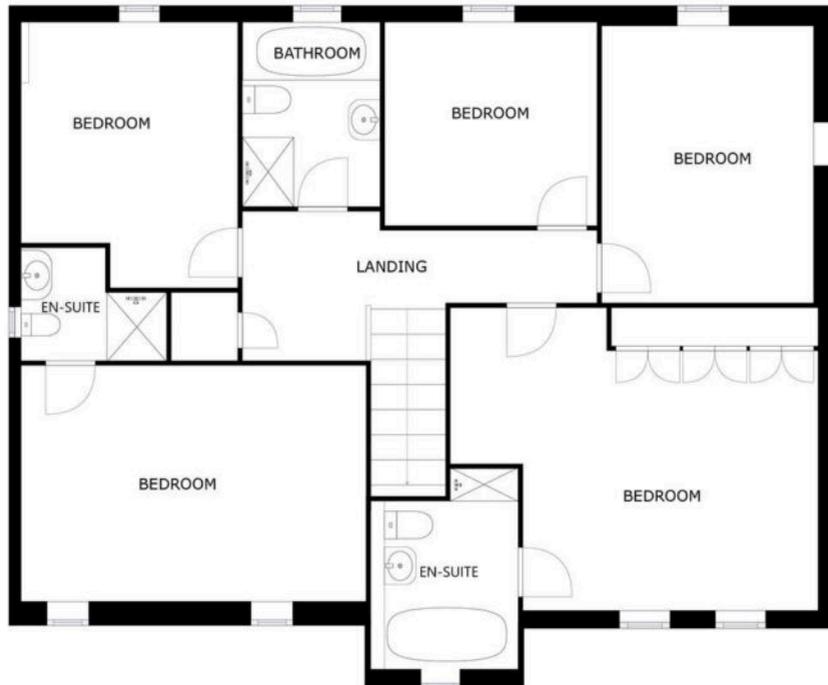
**Double Garage** 2 vehicles

Measuring 16'7" x 16'7". With two up and over doors to the front elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

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