



Turnberry Close, Greylees  
£435,000



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4



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Freehold

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## Key Features

- Executive Detached House
- Five Double Bedrooms
- Private Corner Plot
- Immaculately Presented Throughout
- Detached Double Garage with Ample Parking to Front
- Council Tax Band E
- EPC Rating: C





This immaculately presented detached house enjoys a corner plot in a quiet cul-de-sac location and has larger than average grounds and accommodation over three floors comprising Lounge, Dining Room, Kitchen/Breakfast Room, Utility, five Bedrooms, En-suite to Master and two further Bathrooms. There is a detached double garage with off street parking for several vehicles. The property should be viewed to appreciate the standard and position on offer.



### Reception Hall

A generous sized reception hall with radiator, cloaks cupboard, telephone point, stairs to first floor landing.

### Lounge

3.56m x 6.58m (11'8" x 21'7")

Having fireplace with feature surround, radiator, window to front, French doors to rear, TV and telephone points.

### Breakfast Kitchen

5.08m x 3.86m (16'8" x 12'8")

Having an extensive range of fitted units with worksurface over, inset sink and drainer unit, integrated double oven with integrated gas hob and extractor hood over, built in fridge freezer and dishwasher, French doors to garden, radiator, two velux windows to the rear.

### Utility Room

1.88m x 1.63m (6'2" x 5'4")

Having worksurface with base cupboards under, further space for appliances including plumbing for washing machine, radiator, wall mounted gas fired boiler, door through to side.



### Office/Dining Room

3.02m x 2.90m (9'11" x 9'6")

Glazed double doors from hallway, window to front and radiator.

### Cloakroom

Having low level WC, washbasin, radiator and extractor fan.

### 1st Floor Landing

Stairs taken from the first floor and being a galleried landing having a generous sized airing cupboard housing hot water tank and additional shelving, radiator.

### Master Bedroom

3.66m x 3.94m (12'0" x 12'11")

With two radiators, telephone and TV points, window to front, Walk through to Dressing Area with fitted wardrobes and window to rear aspect.

### En Suite

Modern Three piece suite comprising a double shower cubicle with sliding door and mains fed shower, WC and hand washbasin, extensive tiling to walls, radiator, shaver socket and extractor fan.

### Bedroom Two

3.05m x 3.12m (10'0" x 10'2")

Having built in double wardrobe, window to rear, TV point and radiator.

### Bedroom Three

2.74m x 3.05m (9'0" x 10'0")

Having window to front, built in double wardrobe and radiator.





### Bathroom

Generous sized bathroom comprising low level WC, pedestal wash handbasin and panelled bath with mixer tap shower attachment, radiator, extractor fan and extensive tiling to walls with full length fitted mirror, window to rear.

### 2nd Floor Landing

With stairs taken from first floor landing, radiator, velux window to roof.

### Bedroom Four

3.56m x 4.37m (11'8" x 14'4")

With radiator, triple built in wardrobe, TV point and dormer window to front.

### Bedroom Five

3.66m x 2.57m (12'0" x 8'5")

Having radiator, telephone point, telephone point and dormer window to front.

### 2nd Floor Shower Room

Having low level WC, pedestal wash handbasin and tiled shower cubicle with mains fed shower, extensive tiling to walls, velux window to roof, radiator, shaver socket and extractor fan.

### Detached Double Garage

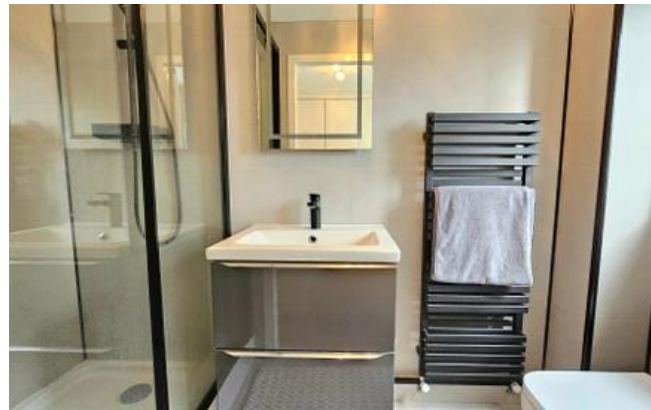
5.49m x 5.21m (18'0" x 17'1")

Having two up and over doors, roof storage, power and lighting and door to side through to garden.

### Outside

The property is located on a corner plot and has a decorative garden area. There is a detached double garage with parking for several cars and access to the rear garden.

The rear garden offers a high level of privacy and having a paved patio area with the garden itself mainly laid to lawn with panel fencing surround, from this is access through to a further garden area being laid to lawn with panel fencing surround.



## Maintenance Charge

The Greylees development is subject to an annual maintenance charge, please contact our office for more information.

## Agents Note

These are draft particulars awaiting vendor approval.

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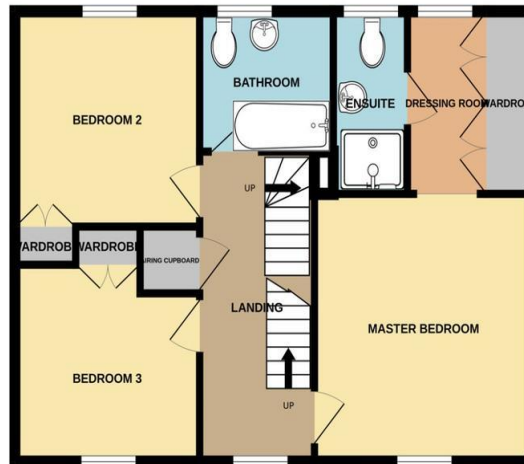


# Floorplan

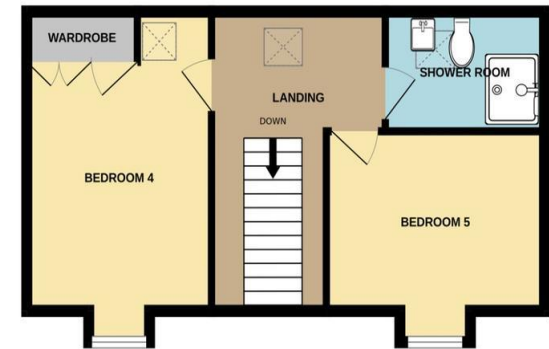
GROUND FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TURNBERRY CLOSE, GREYLEES, NG34 8GW  
TOTAL FLOOR AREA : 1736 sq.ft. (161.3 sq.m.) approx.



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