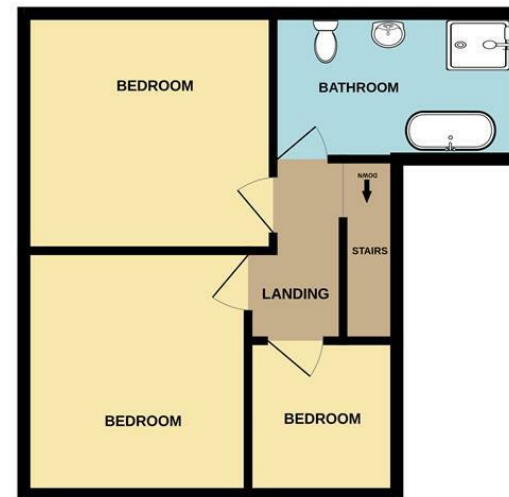
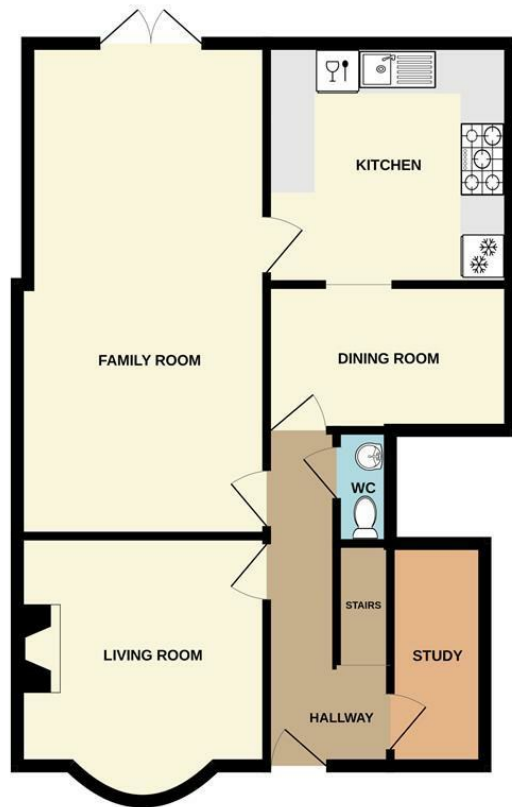




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Holystone Drive, Holystone



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £270,000

## Description

THREE BEDROOM SEMI DETACHED PROPERTY WITH SPACIOUS AND VERSATILE ACCOMMODATION SITUATED IN THE POPULAR AREA OF HOLYSTONE.

Brannen & Partners are pleased to offer to the market this spacious three bedroom semi detached home which has been extended to offer a versatile layout, off street parking and situated within the desirable area of Holystone.

Briefly comprising; Entrance hallway leading to an office with window overlooking the rear garden. Large lounge with feature fireplace and bay window to the front of the property.

At the rear you will find a large family room with patio doors leading into the garden. The kitchen has a range of wall and base units with gas hob, electric oven, extractor fan, integrated fridge/freezer and dishwasher. A lovely archway leads from the kitchen into the dining room.

Heading upstairs to a spacious landing, with loft access. There are two double bedrooms and a single bedroom. The bathroom has a luxurious free standing claw foot bath, separate shower cubicle, hand basin and W.C.

Externally the rear garden is mostly laid to lawn with mature planting including a variety of fruit trees, a large summer house and shed are situated at the back of the garden with covered terrace. These buildings could be put to a variety of uses. To the front there is driveway parking for two cars and space for planting.

This property is well placed giving easy access to major road links for commuting. Nearby there is a good range of amenities, including shops, a large supermarket, restaurants and highly regarded schooling.

**Hallway**  
16'4" x 5'10"

**Living Room**  
10'9" x 10'2"

**Family room**  
11'9" x 24'3"

**Kitchen**  
11'5" x 11'4"

**Dining Room**  
11'5" x 5'10"

**Office**  
4'7" x 10'9"

**Bedroom One**  
11'9" x 8'10"

**Bedroom Two**  
10'9" x 11'1"

**Bedroom Three**  
7'6" x 7'2"

**Bathroom**  
6'10" x 8'6"

**Externally**  
To the front a double driveway and to the rear a good sized garden.

**Tenure**  
Freehold

