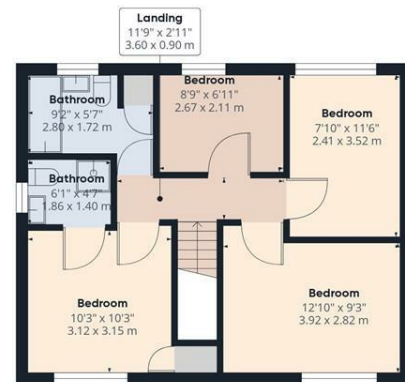




Holyfields, West Allotment



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1115.46 ft²
103.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	65	
(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	



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.

Offers Over £325,000

Description

BREAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED PROPERTY SITUATED ON A GENEROUS CORNER PLOT WITHIN THIS POPULAR DEVELOPMENT IN WEST ALLOTMENT.

Brannen & Partners are delighted to offer to the market this delightful detached property which boasts a generously sized rear garden mostly laid to lawn, garage and ample driveway parking. Four good sized bedrooms, one with En-suite and a family bathroom to the first floor.

Briefly comprising; Entrance hallway with stairs leading up to the first floor and storage cupboard. The bright and airy lounge leads off from the hallway and through to the dining area with patio doors overlooking the rear garden. The kitchen has a range of wall and base units with ample work surface. From the kitchen is a utility and a W.C. The generous low maintenance rear garden is accessed from the utility, the garden also has side access and a lovely patio area. To the second floor are four good sized bedrooms, the main bedroom with en-suite and a full sized family bathroom with storage cupboard. The property offers ample driveway parking and a garage with roller door.

Situated in this popular residential development at West Allotment, ideally located close to local shops along with good local transport links. Silverlink Retail Park and Cobalt Business park are also nearby by car or on foot.

Entrance Hallway
6'0" x 3'3"

Lounge/Dining
12'7" x 20'9"

Kitchen
11'0" x 9'1"

Utility
5'2" x 6'2"

W.C
5'2" x 2'10"

Bedroom One
10'2" x 10'4"

En-Suite
6'1" x 4'7"

Bedroom Two
12'10" x 9'3"

Bedroom Three
7'10" x 11'6"

Bedroom Four
9'8" x 6'11"

Bathroom
9'2" x 5'7"

Externally
Generous sized rear garden
Driveway parking

Tenure
Leasehold

