



2a Martindale Avenue, Noak Bridge – SS15 4EP

£700,000 Freehold

A beautifully presented 4 bedroom detached house in a desirable position in Noak Bridge with ample parking on the block paved in and out drive, coupled with a detached single garage. Inside offers a spacious layout, featuring an additional reception room ideal for a study or playroom, alongside a fully fitted high gloss kitchen with oak worktops and integrated appliances. With solar panels providing a lower energy cost, this home offers both practicality and charm. The overlooked westerly facing garden is the perfect spot for relaxation. Council Tax band: F ~ EPC Energy Efficiency Rating: B



tyler estates

01277 626181

www.tylerestates.co.uk



Hallway

Lounge/Diner 15' 8" x 23' 10" (4.77m x 7.27m)

Spacious lounge/diner which reflects the pristine presentation found throughout this home.

Kitchen 13' 8" x 10' 8" (4.17m x 3.26m)

With high gloss units finished with oak worktops. Appliances are integrated and include electric eye-level oven, microwave, five ring gas hob with extractor over and dishwasher.

Utility Room 6' 10" x 10' 8" (2.09m x 3.26m)

Study/Playroom 8' 6" x 8' 4" (2.60m x 2.54m)

Cloakroom

This consists of a back to wall WC and vanity handbasin.

Landing

Bedroom One 9' 11" x 11' 4" (3.03m x 3.45m)

This overlooks the garden to the rear and benefits from en-suite facilities.

En-Suite

Bedroom Two 9' 11" x 13' 0" (3.03m x 3.96m)

Bedroom Three 9' 8" x 11' 6" (2.94m x 3.51m)

Bedroom Four 8' 3" x 9' 1" (2.51m x 2.78m)

Bathroom 9' 11" x 6' 8" (3.03m x 2.03m)

Roomy family bathroom comprising of bath with central fill and shower attachment, separate shower cubicle and WC.

