

Mark
Webster
estate agents



Orwell Close
GALLEY COMMON

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FOR SALE

Orwell Close
Galley Common
£350,000

*** VERY SPACIOUS 4 BEDROOM FAMILY HOME - GREAT LOCATION - LARGE GARAGE – NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this nicely situated modern 4 bedroom detached property briefly comprising: Guest WC, lounge, dining room, breakfast kitchen, utility, four bedrooms, en-suite & family bathroom, driveway and large garage. Viewing is essential.

RECEPTION HALL

Having an opaque double glazed composite style entrance door with adjoining side screen, double panelled radiator, stairs leading off to the first floor landing and doors to...

GUEST WC 6' 9" x 3' 5" (2.06m x 1.04m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, wash basin with useful storage beneath, tiling to half height and recessed ceiling down lights.

LOUNGE 16' 5" x 11' 7" (5m x 3.53m)

Double glazed bow window to front aspect, double panelled radiator, feature fireplace with an inset coal effect gas fire, double opening glazed doors to...

DINING ROOM 11' 7" x 9' 5" (3.53m x 2.87m)

Double panelled radiator, Karndean wooden effect flooring and double glazed bi-folding doors leading out to the rear garden.

BREAKFAST KITCHEN 9' 5" x 19' 2" maximum (2.87m x 5.84m)

(10'3" minimum length & 6'7" minimum width) Double glazed window to rear aspect, double panelled radiator, door to an under stairs storage cupboard, wide range of high gloss style kitchen units, integrated fridge freezer, built in dishwasher, wooden effect square edge work surfaces, stainless steel sink, induction hob with a stainless steel extractor hood above, inset low level stainless steel double oven, tiled splash back areas, breakfast bar area and a glazed door to the utility room.

UTILITY ROOM 8' 0" x 4' 6" (2.44m x 1.37m)

Double glazed window to rear aspect, double glazed door leading out to the rear garden, fitted base and eye level units, wooden effect square edge work surface, stainless steel sink, space and plumbing for a washing machine, tiled splash backs and a door to...

LARGE GARAGE 15' 0" x 15' 2" (4.57m x 4.62m)

Having an electric up and over door, double glazed door giving access to the rear garden, power and light.

FIRST FLOOR LANDING

Access to the roof storage space, door to a good sized storage cupboard that also houses the combination central heating boiler and further doors leading off to...

BEDROOM ONE 9' 9" x 13' 7" to the fitted wardrobes (2.97m x 4.14m)

Two double glazed windows to front aspect, two single panelled radiators, fitted bedroom furniture and a door to the en-suite.



ENSUITE 8' 0" x 4' 8" (2.44m x 1.42m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor and walls, low level WC, pedestal wash hand basin, panelled bath with shower over, shower screen, useful shaver connection point and recessed ceiling down lights.

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m)

Two double glazed windows to front aspect, single panelled radiator and fitted wardrobes.

BEDROOM THREE 7' 7" x 10' 5" to the fitted wardrobes (2.31m x 3.18m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobes and drawers.

BEDROOM FOUR 7' 4" x 7' 2" (2.24m x 2.18m)

Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM 7' 2" x 6' 3" (2.18m x 1.91m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor and walls, low level WC, pedestal wash hand basin, panelled bath with an electric shower over, shower screen, shaver connection point and recessed ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a small lawn and a driveway providing off road parking and access to the garage. The rear garden has a degree of privacy being mainly laid to lawn with a paved patio, side fenced borders and a well cared for rear conifer border.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

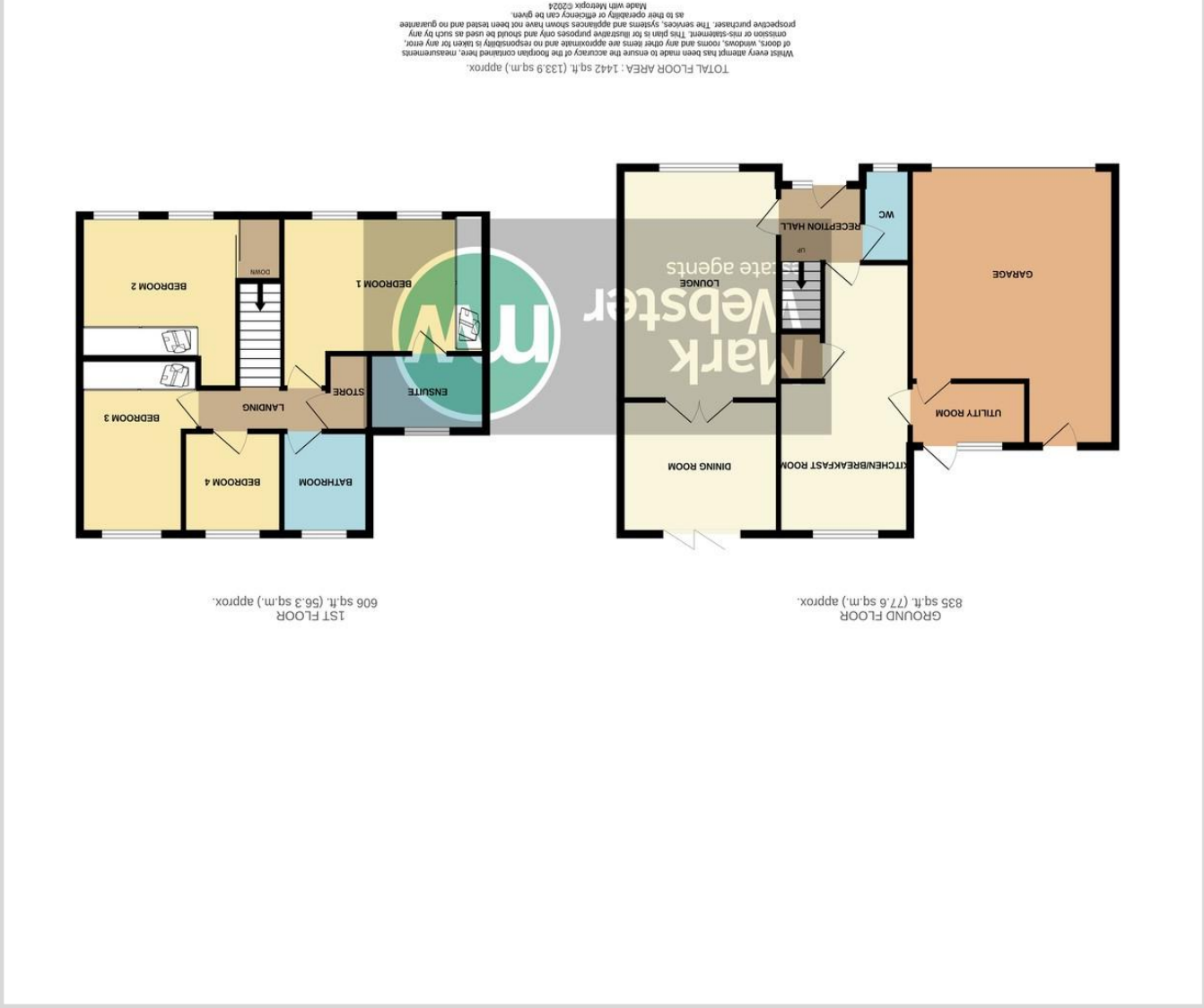
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