



Daniel Road
Mancetter
£330,000

*** LARGE 5 BEDROOM FAMILY HOME ~ FLEXIBLE ACCOMMODATION ~ CORNER POSITION ~ TWO BATHROOM'S ***. For sale with MARK WEBSTER estate agents is this traditional extended semi detached property briefly comprising: Lounge, dining room, re-fitted kitchen, utility room, guest WC, family room, 5 bedrooms, bathroom, en-suite, driveway and gardens. Viewing is essential.

RECEPTION PORCH

Having a double glaze entrance door, tiled floor, attractive opaque stained glass door with adjoining side windows leading to...

ENTRANCE HALL

Stairs leading off to the first floor landing, single panelled radiator and doors to...

DINING AREA 11' 11" x 10' 10" (3.63m x 3.3m)

Double glazed French doors leading out to the rear garden, radiator, laminated wooden effect flooring and an arched opening to...

LOUNGE 13' 10" x 12' 4" (4.22m x 3.76m)

Double glazed bay window to front aspect, radiator and a feature fireplace with an inset multi fuel stove.

FAMILY ROOM 13' 8" x 10' 7" (4.17m x 3.23m)

Double glazed window to front aspect, radiator, feature fireplace and a door to an under stairs storage cupboard.

REFITTED KITCHEN 11' 11" x 7' 11" (3.63m x 2.41m)

Double glazed window to rear aspect, range of high gloss style grey kitchen units, square edge work surfaces, space for an electric cooker, space and plumbing for a washing machine, further appliance spaces and a door to the utility room.

UTILITY ROOM 10' 7" x 8' 9" (3.23m x 2.67m)

Opaque double glazed door leading out to the rear garden, roll edge work surface, space and plumbing for a washing machine, further appliance spaces, wall mounted central heating boiler and a door to the guest WC.

GUEST WC

Opaque double glazed window to rear aspect, low level WC and a wash basin.

FIRST FLOOR LANDING

Having a dome ceiling sun tunnel providing natural light, doors leading off to...

BEDROOM ONE 12' 0" x 10' 10" (3.66m x 3.3m)

Double glazed window to rear aspect, radiator and fitted wardrobes with sliding doors.

BEDROOM TWO 12' 6" x 12' 0" (3.81m x 3.66m)

Double glazed window to front aspect, radiator and laminated wooden effect flooring.



BEDROOM THREE 10' 7" x 7' 11" (3.23m x 2.41m)

Double glazed window to front aspect, radiator and laminated wooden effect flooring.

BEDROOM FOUR 14' 7" x 5' 5" (4.44m x 1.65m)

Double glazed window to rear aspect, single panelled radiator, laminated wooden effect flooring and a folding door to...

EN-SUITE

Having a towel radiator, corner low level WC, wash basin and a PVC panelled shower cubicle having an electric shower.

FAMILY BATHROOM 8' 11" x 8' 0" (2.72m x 2.44m)

Opaque double glazed window to rear aspect, towel radiator, low level WC, wash basin, vanity storage units, p-shaped bath having a chrome mixer tap with shower head attachment, shower screen and PVC panelled splash backs.

TO THE EXTERIOR

To the front of the property there is a lawn with well established borders, side gated access to the rear garden and a block paved driveway providing off road parking. The rear garden has a concrete slab patio and path to lawned garden and further concrete paved patio area, hard standing for garden shed, side area with additional space for storage, gated side access to front driveway and wooden panelled fencing to perimeter.

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 C. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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GROUND FLOOR 703.19 sq. ft. (65.33 sq. m.)



1ST FLOOR 691.32 sq. ft. (64.23 sq. m.)



Visited every attempt has been made to ensure the accuracy of the floorplan contained herein. 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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