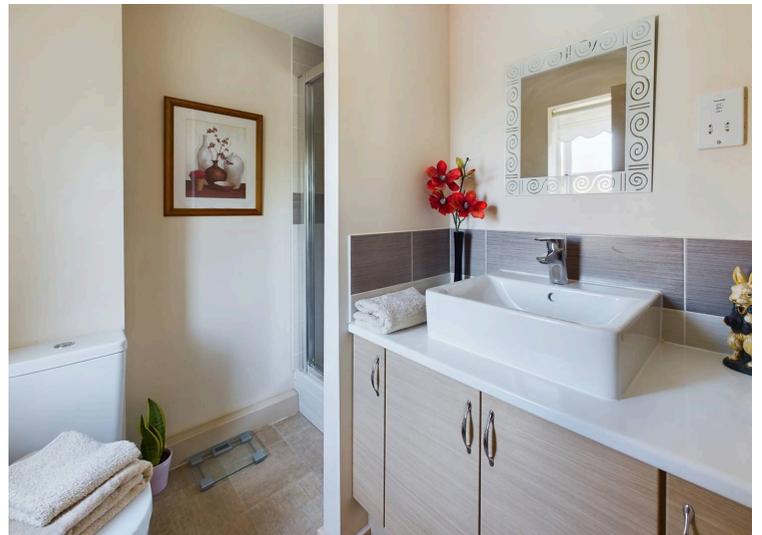
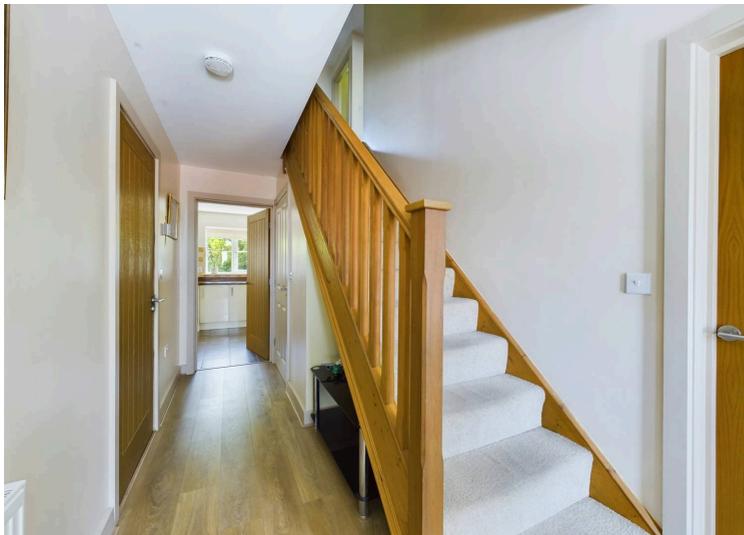




24 Archers Close, Wrawby - DN20 8TQ

£315,000

Detached House • Desirable Village Location • 4 Bedrooms • En Suite • Spacious Kitchen / Diner • Integral Garage • Private Rear Garden • Freehold • Council Tax Band "D" • EPC Rating "C"





A beautifully presented four bedroom detached house in a very private location in the popular village of Wrawby. With no passing traffic, the house would be ideal for a family with young children: the house is within walking distance of St Mary's Church of England Primary School, and easily accessible to Sir John Nelthorpe and Vale Academy secondary schools in the nearby market town of Brigg. The house is also within a few minutes drive of the A15 (M180 J.5) Barnetby Top Interchange and frequent national rail connections to Doncaster, Sheffield, Manchester, Liverpool, Lincoln and London (via Newark) at Barnetby-Le-Wold train station.

The ground floor consists of an entrance hall and W.C, lounge, spacious open-plan kitchen with a dining area, and French doors leading to a very private south-facing back garden consisting of a lawn, mature yew and silver birch trees, and shrubs. The upstairs has four well-proportioned bedrooms, including a master bedroom with a built-in wardrobe and a pristine en-suite shower room; a storage cupboard on the landing; and the family bathroom.

The generous integral garage, with access from the hallway, has a newly installed Logic Max Heat central heating boiler and adequate space for white goods.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither representation or warranty whatever in relation to this property.



Council Tax band: D

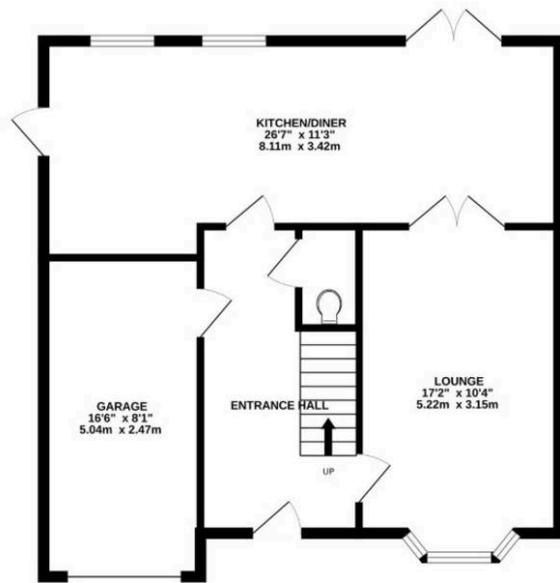
Tenure: Freehold

EPC Energy Efficiency Rating: C

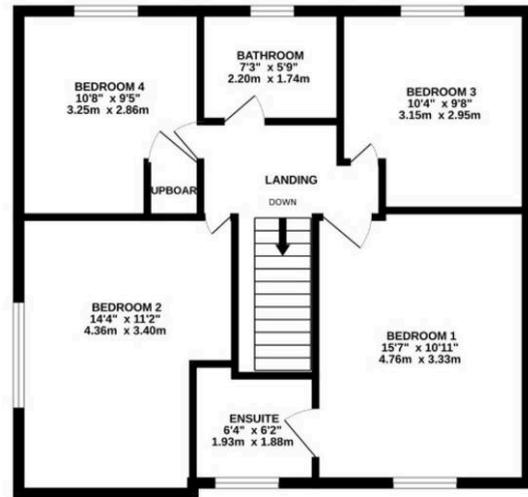
EPC Environmental Impact Rating: C



GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

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.
Made with Metropix ©2024

You can include any text here. The text can be modified upon generating your brochure.



ezmuve

estate agents

ezmuve

