Cedar Way,

offers in excess of £325,000

- 4 Bedroom Detached Family Home
- Sought After Location
- Off Road Parking For Multiple Vehicles
- Flexible Accommodation
- Low Maintenance Rear Garden
- EPC Rating: C

4 2 3

peter alan

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About the property

A modern and spacious family home with flexible accommodation offered for sale in a very desirable location. The layout briefly comprises; entrance hall, cloakroom, lounge, kitchen/ diner and further reception room to the ground floor. To the first floor there are 4 bedrooms, master with en-suite and a family bathroom. To the outside there is a low maintenance, fully enclosed rear garden. This home further benefits, flexible accommodation and larger than average off road parking for multiple vehicles. To arrange a viewing please call Peter Alan Talbot Green or request 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

Cloakroom
sink and w.c.

Reception Room One
15' 7" x 10' 4" (4.75m x 3.15m)

Reception Room Two
16' 6" max x 7' 7" max (5.03m max x 2.31m max)

Kitchen/Diner
25' 6" max x 10' 7" max (7.77m max x 3.23m max)

First Floor

Landing
loft access with pull down ladder which is part boarded for storage, doors to 4 bedrooms, door to bathroom and double doors to storage where boiler is housed.

Bedroom One
14' 3" max x 12' 8" max (4.34m max x 3.86m max)
fitted wardrobes and door to en-suite.

En-Suite
shower unit, sink and w.c.

Bedroom Two
11' 7" max x 10' max (3.53m max x 3.05m max)
fitted wardrobes

Bedroom Three
10' 1" x 8' (3.07m x 2.44m)
fitted wardrobes.

Bedroom Four
8' 6" x 7' 9" (2.59m x 2.36m)

Bathroom
bath tub, over bath shower, sink and w.c.

Outside

Front
off-road parking suitable for multiple vehicles and a low maintenance stone chipped area.

Rear
A fully enclosed, low maintenance tiered garden with electricity supply, shed for storage to remain and side access to front via gate.

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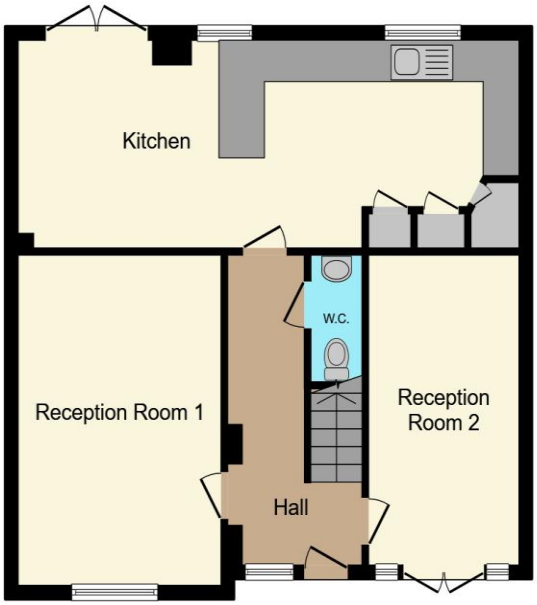
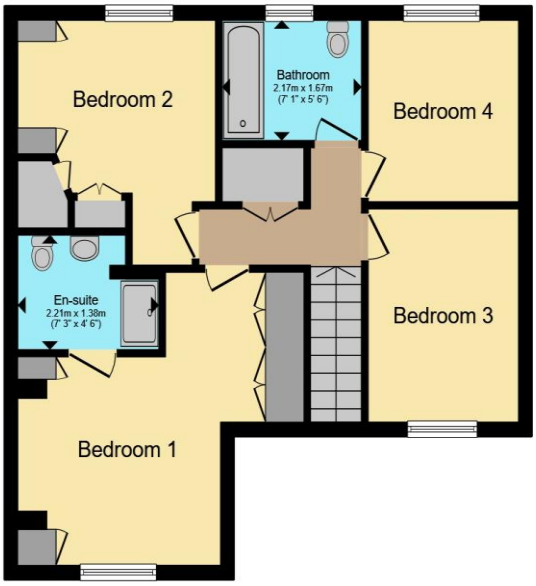
Floorplan



Ground Floor



First Floor

Total floor area 112.8 m² (1,214 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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