



 4  
Bedrooms

 2  
Bathrooms



- Detached Home
- Lounge
- Kitchen/Dining Room
- Downstairs WC
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Detached Garage
- Off Road Parking For Two Cars
- Southerly Facing Rear Garden

Wilkinson SLM offer for sale this four bedroom detached home with a spacious open plan downstairs. You are greeted by a hallway with a downstairs WC to your left and a well sized lounge to the right, perfect for a family night in.

The kitchen/dining room is located across the back of the property with quartz worktops, an integrated washing machine, dishwasher and fridge freezer. This also includes a double oven and four ring gas hob. The large area is complimented by natural light through the window and also double doors opening to a SOUTHERLY FACING GARDEN that consists of a patio slab area; the remainder being laid to lawn. A side gate in the garden allows access to the driveway leading to the garage.

Upstairs has three double bedrooms, a good sized single bedroom and a family bathroom; bedroom one has the added benefit of an ensuite shower room. There are also double wardrobes in bedrooms one and four.

Court Farm Close has the advantage of UPVC double glazing, gas central heating, detached garage and off road parking for 2 cars.

Estate Charge with Gateway Property Management. £182.79. Charge is made every six months.

**Lounge** 15' 9" x 11' 0" (4.80m x 3.35m)

**Kitchen/Dining Room** 19' 8" x 12' 3" (5.99m x 3.73m)

**Bedroom One** 12' 9" x 9' 5" (3.89m x 2.87m)

**En-Suite Shower Room** 6' 11" x 4' 7" (2.11m x 1.40m)

**Bedroom Two** 10' 6" x 9' 5" (3.20m x 2.87m)

**Bedroom Three** 10' 0" x 7' 0" (3.05m x 2.13m)

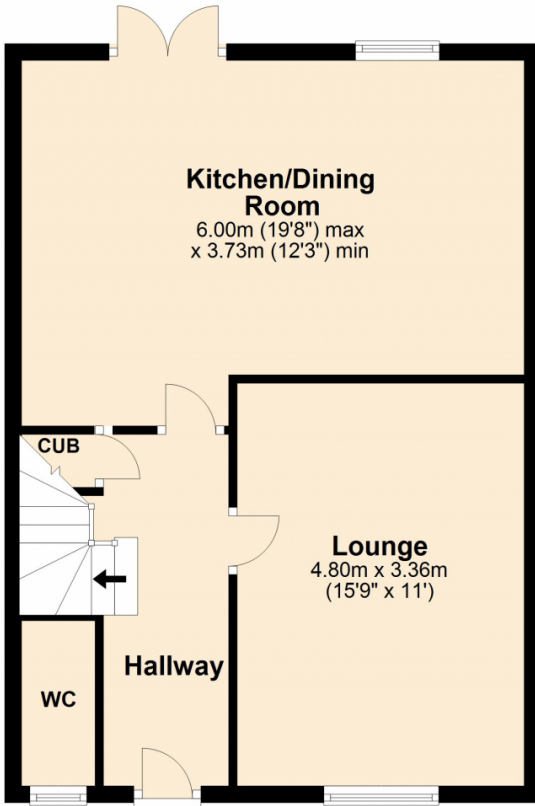
**Bedroom Four** 10' 0" x 9' 6" (3.05m x 2.90m)

maximum measurements

**Bathroom** 6' 11" x 6' 5" (2.11m x 1.96m)

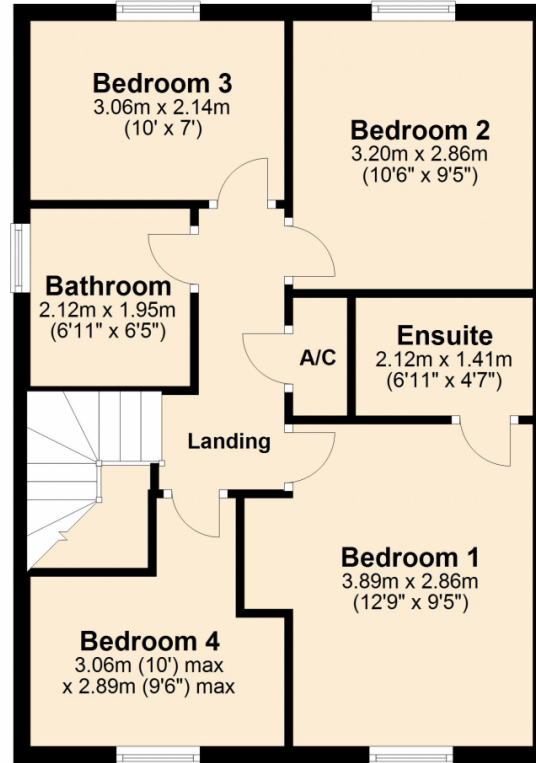
## Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



## First Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Pamington, GL20

