





**Offers Over
£775,000**

Positioned at the end of a highly sought after cul-de-sac enjoying stunning countryside views over fields and just a short walk from primary and secondary schools this immaculately presented four bedroom detached property offers tremendous potential to extend to create a spacious family home (STPP).

Property Description

ENTRANCE PORCH

Double glazed double doors. Glazed door to:

ENTRANCE HALL

Stairs rising to first floor, doors to kitchen, dining room, WC and lounge, storage cupboard.

CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, heated towel rail.

LOUNGE

Double glazed window to front aspect, double glazed double doors to rear. Two radiators.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to rear aspect, double glazed frosted door to side. Re-fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated microwave, built-in oven and hob with extractor fan over, plumbing for washing machine, space for fridge freezer.

LANDING

Double glazed window to front aspect. Airing cupboard housing lagged water cylinder, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator, built-in wardrobe.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, walk-in shower, heated towel rail.

OUTSIDE

GARAGE

Garage with electric roller door, power and lighting, double glazed window to rear, double glazed door to garden, wall-mounted gas boiler.

FRONT GARDEN

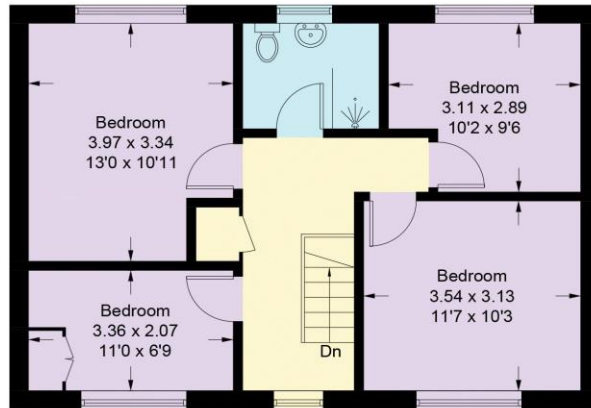
Mainly laid to lawn with driveway leading to the garage and pathway to front door.

REAR GARDEN

Mainly laid to lawn with paved patio area, all enclosed by panel fencing, outside cold water tap, gated side access.



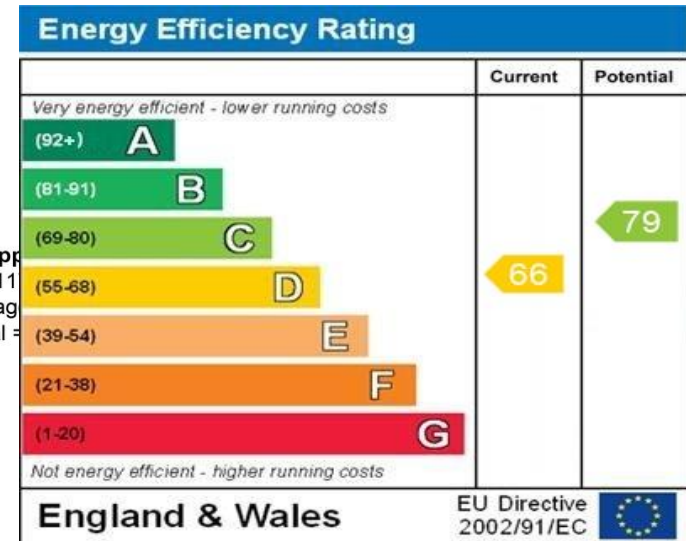
Netherby Close



First Floor



Ground Floor



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This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1279378)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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