



**** MORE ACCOMMODATION THAN MEETS THE EYE ****

This extended semi detached family home is truly ideal for those looking to upsize. With an extensive amount of accommodation on offer and being surrounded by superb amenities, this truly is a must view. In brief the property comprises of; ample off road parking to front, entrance hall, two reception rooms, kitchen, utility and downstairs shower room. To the first floor are four well sized bedrooms and family bathroom. A private garden can be found to the rear along with summerhouse along with GARAGE to side. Call today to arrange your viewing.

Approach

Block paved driveway to front providing ample off-road parking.

Entrance Hall

Spacious entrance hall with stairs rising to 1st floor, central heated radiator, under storage, opening to kitchen dining area.

Lounge

14'5" x 12'5" (4.40 x 3.80)

Double glazed bay window to front, central heated radiator, opening to kitchen diner, gas fire with surround.

Kitchen/Dining

18'10" x 8'1" (5.76 x 2.47)

Variety of all in base units, electric oven, four ring gas hub with extra above, sink and drainer, French doors opening into garden, double glaze window to rear, under stairs storage cupboard, door off to utility.

Utility

8'5" x 8'0" (2.58 x 2.45)

Tiled flooring through, plumbing for washing machine.

Shower Room

Large walk-in shower, tiled flooring, wash hand basin WC vanity unit, spotlights, chrome heated towel.

Reception Room

14'0" x 13'3" (4.29 x 4.04)

Two storage cupboards, central heated radiator, double glazed window to front, door front.



Landing

Spacious landing with doors radiating off, loft access.

Bedroom 1

11'3" x 10'3" (3.45 x 3.14)

Fitted wardrobes, double glazed window to front, central heated radiator.

Bedroom 2

15'0" x 10'7" (4.59 x 3.23)

Double glazed window to front, central heated radiator, spotlights.

Bedroom 3

15'0" x 10'10" (4.58 x 3.32)

Double glazed window to rear, central heated radiator.

Bedroom 4

12'2" x 10'0" (3.73 x 3.06)

Double glaze window to rear, central heated radiator.

Bedroom 5

8'2" x 8'5" (2.49 x 2.59)

Double glazed window to rear, central heated radiator 2.59x2.49.

Family Bathroom

Bath with shower over what, wash hand basin WC vanity unit, tiled flooring, chrome towel rail, double glazed window front.

Garden

With various doors from the property, decking, central lawn and double glazed bifold doors to summer house..

Garage

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Council Tax Band C

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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