



Wessex Close, Quarrington  
£320,000



- Detached Family Home
- Three/Four Bedrooms
- Open Plan Lounge/Diner
- Family Room to Rear
- Converted Garage with Option for Fourth Bedroom
- Popular Estate Location
- EPC rating D, Current Council Tax Band C





This spacious three/four bedroom detached family home is situated within a sought-after residential estate in Quarrington and provides flexible accommodation ideal for modern living. The former garage has been converted to create a versatile fourth bedroom, home office or additional reception room to suit a buyer's needs. The ground floor further comprises an open plan kitchen diner flowing through to a family room, a separate lounge, entrance hall, cloakroom and utility room. To the first floor are three generous double bedrooms, including a master with en suite, together with a family bathroom. Externally, the property benefits from ample off-road parking to the front and a generous rear garden, making this an excellent opportunity for families, and viewing is highly recommended.

### Entrance Hall

Having part glazed door to front, stairs leading to first floor landing, telephone point and radiator.

### Lounge

4.27m x 3.35m (14'0" x 11'0")

Having bay window to front, TV point, electric fire set in decorative surround and two radiators.

### Kitchen Diner

3.05m x 6.4m (10'0" x 21'0")

Having a range of base and eye level units with work surface over and inset one and a half bowl sink with mixer tap over, integrated dishwasher, five burner gas hob with extractor hood over, integrated electric double oven, built in breakfast bar area, fitted electric fire, window to rear, access to family room and utility room with laminate flooring throughout.









## Family Room

4.22m x 3.35m (13'10" x 11'0")

Having part glazed part brick build with solid roof, patio doors leading to garden, TV point and radiator.

## Utility Room

1.83m x 2.44m (6'0" x 8'0")

With base and eye level units with work surface over, space for tumble dryer, space for fridge freezer, plumbing for washing machine, door leading to 4th bedroom/study, laminate flooring, radiator, part glazed door to rear and window to rear aspect.

## Bedroom Four/Study

4.57m x 2.44m (15'0" x 8'0")

Offering versatile accommodation currently used as a treatment room, having window to front aspect, spotlights, TV point, radiator and access to loft space.

## First Floor Landing

With stairs taken from the Entrance Hall and having access to loft space, airing cupboard and window to side aspect.

## Master Bedroom

3.05m x 3.35m (10'0" x 11'0")

With window to front aspect, built in wardrobe with TV point, BT point and radiator.

## En Suite Shower Room

With low level WC, hand wash basin set in vanity unit, double shower cubicle with mains fed shower, heated towel rail, extractor fan and window to side aspect.

## Bedroom Two

2.74m x 3.35m (9'0" x 11'0")

With window to rear aspect and radiator.

## Bedroom Three

3.05m x 2.74m (10'0" x 9'0")

With window to rear aspect and radiator.

## Family Bathroom

With low level WC, hand wash basin set in vanity unit, P shaped bath with shower attachment over, heated towel rail, extractor fan, shaver point and window to front aspect.

## Outside

The front of the property is predominantly laid to gravel, providing ample off-road parking, with hedging to the front and side boundaries. The rear garden features a solid timber shed, raised seating area and a covered patio space, with the remainder mainly laid to lawn. The garden is enclosed by timber fencing and benefits from gated access to the front of the property.

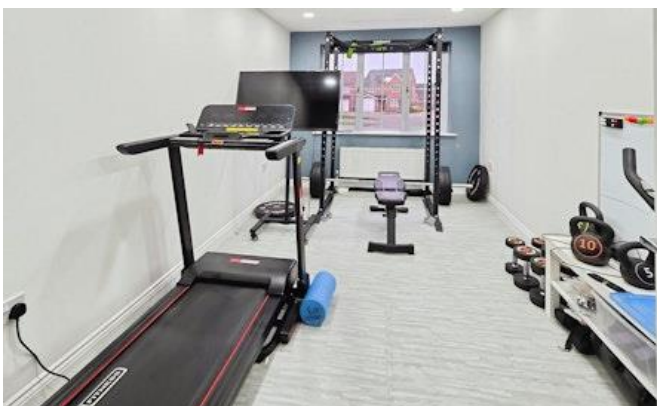
## Agents Note

These are draft particulars awaiting vendor approval.

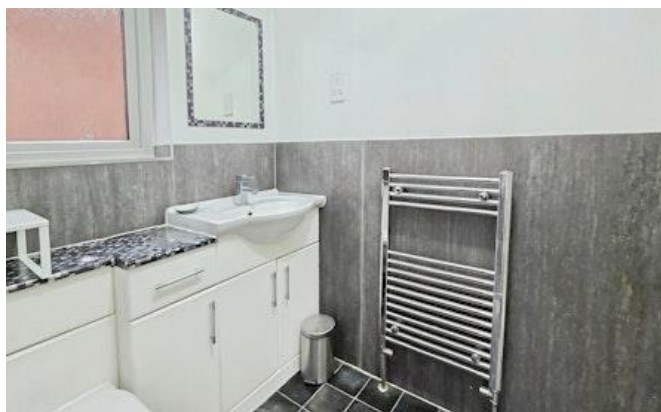
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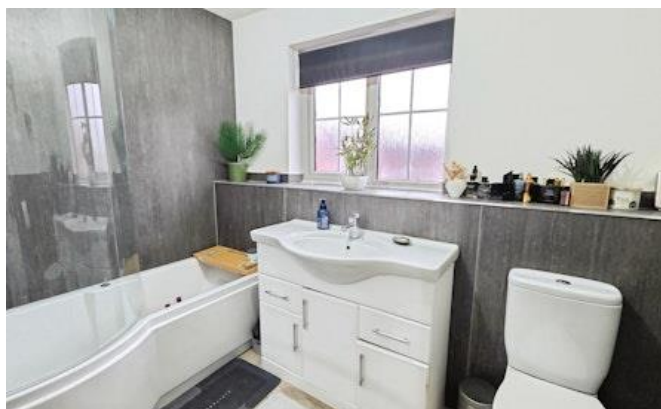
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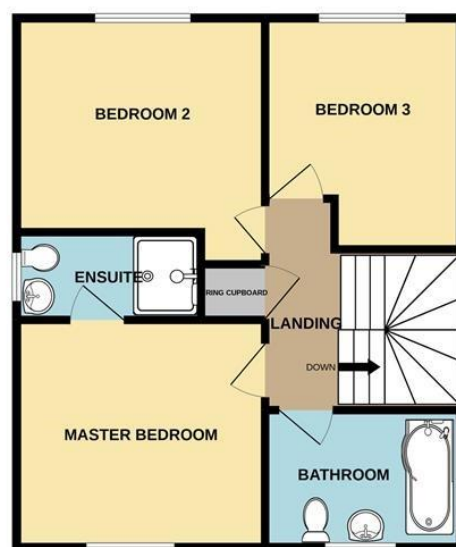


# Floorplan

GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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.  
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