

## Accommodation

### Ground Floor

#### Entrance Porch

part glazed composite entrance door, upvc double glazed window, central heating radiator, fitted seat/shoe storage unit

Lounge (front) 16' 9" x 13' 6" (5.10m x 4.11m)

plus upvc double glazed bay window to the side and window to the front, TV point, spindle staircase to the first floor, two central heating radiators, open to:- Family/Sitting Area (rear) 9' 3" x 8' 4" (2.82m x 2.54m)

tile effect laminate flooring, central heating radiator, upvc double glazed window, open to:-

Sun Lounge/Conservatory (side) 11' 0" x 9' 2" (3.35m x 2.79m)

constructed in brickwork with a pitched glazed roof and upvc double glazed windows, double French doors opening onto the rear garden, single door opening onto the garden to the side

Kitchen (rear) 9' 2" x 9' 1" (2.79m x 2.77m)

accessed from the family/sitting area and well fitted with wall, floor and drawer units incorporating a built in gas hob with stainless steel extractor over, electric oven, dishwasher, fridge/freezer, one and a half bowl sink unit, ceramic tiling above worktops, upvc double glazed window, tile effect laminate flooring

#### Utility Room (rear)

fitted worktop and cupboard, plumbed for an automatic washing machine, ceramic tiling above the worktops, tile effect laminate flooring, central heating radiator, upvc double glazed window, door to the rear garden

#### Ground Floor w.c.

fitted with a white suite of a low level w.c. and pedestal wash hand basin. Tiled feature wall, central heating radiator, tile effect laminate flooring, upvc double glazed window

### Stairs to the First Floor Landing

central heating radiator, built in cupboard and loft access

Bedroom One (front) 10' 10" x 9' 6" (3.30m x 2.89m)

upvc double glazed windows to two sides, central heating radiator

#### En-Suite Shower Room/w.c.

fitted with a white suite of a pedestal wash hand basin, low level w.c. and tiled shower cubicle with a thermostatically controlled shower and glazed screen, tiled floor, central heating radiator, upvc double glazed window

Bedroom Two (front) 14' 8" x 8' 7" (4.47m x 2.61m)

central heating radiator, upvc double glazed window, TV point, built in cupboard

Bedroom Three (rear) 11' 8" x 8' 5" (3.55m x 2.56m)

central heating radiator, upvc double glazed window

Bedroom Four (side) 9' 6" x 6' 8" (2.89m x 2.03m)

upvc double glazed windows to two sides, central heating radiator

#### Family Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with thermostatically controlled shower over and glazed screen, pedestal wash hand basin, low level w.c., ceramic tiling around bath and tiled feature wall with fitted mirror and TV monitor, upvc double glazed window, recessed downlighters to ceiling, central heating radiator

#### External

garden to the front with 2 block paved drives for off street car parking, decorative recessed lighting, integral single car garage with electronically operated roller shutter door. South facing garden to the side laid mainly to lawn with paved patio area and access to a superb rear garden of good size with aspect to the south and west, raised decked patio, paved patio with gazebo, cold water tap and a well tended lawn

#### Tenure

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Beaumont Grange  
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Price - £345,000



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Superb Detached Family House

Four Bedrooms

Small Exclusive Development

Sun Lounge/Conservatory Extension

Generous Site, Large Gardens

Epc Rating - To Be Confirmed



Internal inspection is unreservedly recommended of this hugely impressive detached family home occupying a generous site on this small exclusive development towards the outskirts of Seghill. The property offers well proportioned accommodation throughout which briefly comprises an entrance porch, a spacious lounge with a bay window to the side, a lovely conservatory extension opening onto a family/sitting area and a well fitted kitchen which provides access to a utility room and ground floor w.c. To the first floor the master bedroom has an en-suite shower room, there are three further bedrooms and a family bathroom/w.c. Externally the front garden has a block paved double driveway leading to an integral garage. Aspect to the south and west is enjoyed by particularly well landscaped gardens to the side and rear. The property boasts a high standard of decoration and fittings throughout and will undoubtedly appeal to those seeking a high quality family house.

