



- Three Bedrooms
- Detached Family Home

Entrance

UPVC double glazed door into entrance porch.

Entrance Porch

Doorway to lounge. Radiator. Wooden flooring.

Lounge 13'05 x 11'59 (4.09m x 4.85m)

Wooden double glazed window to front. Modern feature fireplace. Arch to dining room. Double radiator. Stairs to first floor. Carpet.

Kitchen 15'84 x 9'02 (6.71m x 2.79m)

UPVC double glazed window to rear. Range of eye level and base storage units with work surfaces over. Stainless steel sink unit with mixer tap over. Integral dishwasher. Plumbing for washing machine. Electric oven and hob with extractor hood over. Double radiator. Wooden flooring. Stairs to first floor.

First Floor

Landing

Doors to all bedrooms and bathroom. Airing cupboard. Access to loft space. Carpet.

Bedroom One 10'75 x 9'12 (4.95m x 3.05m)

UPVC double glazed window to rear. Built-in wardrobes. Double radiator. TV point. Carpet.

Bedroom Two 10'17 x 9'66 (3.48m x 4.42m)

UPVC double glazed window to front. Radiator. Carpet.

Bedroom Three 8'55 x 5'77 (3.84m x 3.48m)

UPVC double glazed window to rear. Radiator. Carpet.

Bathroom

UPVC double glazed window to front. Bath with shower over, pedestal wash hand basin with storage under, low level WC. Fully tiled walls and flooring. Extractor fan.

Front Of Property

Mainly laid to lawn with paving to front door and detached garage.

- Open Plan
- Enclosed Rear Garden

Rear Of Property

Mainly laid to lawn with patio area enclosed by timber panel fencing and hedging with pedestrian side access.

Detached Garage

With up and over door and driveway providing off road parking.

Tenure - Freehold

Details Created - 14.09.18

Energy Performance Certificate

Agents Note

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is

- Far Reaching Views
- Popular Location

not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS

For sat nav purposes the postcode for the property is GL5 1UP.

