



- **Four Bedrooms**
- **Detached**

### Entrance

UPVC double glazed door into entrance hall.

### Entrance Hall

Doors to cloakroom and lounge. Radiator. Tiled flooring.

### Cloakroom

UPVC double glazed window to front. Wash hand basin, low level WC. Part tiled walls. Radiator. Tiled flooring.

### Lounge 16'2 x 15'3 (4.93m x 4.65m)

UPVC double glazed window to front. Multi fuel burner. Stairs to first floor. Two radiators. Solid oak flooring. French doors to kitchen.

### Open Plan Kitchen Diner 16'1 x 16'1 (4.90m x 4.90m)

Aluminium bi-folding doors to rear garden. Range of eye level and base storage units with solid oak work surfaces. Fitted island with breakfast bar. Ceramic sink with mixer tap over. Built-in dishwasher. Plumbing for washing machine. Part tiled walls. Radiator. Solid oak flooring. Two Velux windows to rear.

### First Floor

#### Landing

Doors to all bedrooms and bathroom. Carpet.

### Bedroom One 14'6 x 8'8 (4.42m x 2.64m)

UPVC double glazed window to front. Radiator. Carpet.

### Bedroom Two 15'1 x 7'6 (4.60m x 2.29m)

UPVC double glazed window to front. Radiator. Carpet.

### Bedroom Three 9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed window to rear. Radiator. Carpet.

### Bedroom Four 9'9 x 9'8 (2.97m x 2.95m)

UPVC double glazed window to front. Radiator. Carpet.

### Bathroom

UPVC double glazed window to rear. Panelled bath with shower over, vanity wash hand basin with storage under, low level WC. Large linen cupboard housing Valliant combination boiler (approx 3-4 years old). White towel rail. Vinyl flooring.

- **Walking Distance To Town**
- **Extended Family Home**

### Front Of Property

Lawn area partially enclosed by hedging, paved footpath to entrance, block paved driveway providing off road parking to front of garage.

### Rear Of Property

South facing rear garden, mainly laid to lawn with patio area, summer house, flower and shrub borders enclosed by timber panel fencing with pedestrian side access.

### Garage 15'2 x 7'5 (4.62m x 2.26m)

With electric roller door, power and light and personal door to rear.

### Tenure - Freehold

### Details Created - 15.02.19

### 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

- **South Facing Garden**
- **Garage & Off Road Parking**

system. This system allows us to verify you from basic details using electronic data, however it is 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 1UN.

