



- Detached Family Home
- Four Bedrooms

Entrance

Entrance Hall

Doors to kitchen/diner, lounge and cloakroom. Stairs to first floor.

Kitchen/Diner 21'9 x 11'3 (6.63m x 3.43m)

Utility 6'7 x 5'8 (2.01m x 1.73m)

Door to rear garden.

Lounge 22'10 x 10'4 (6.96m x 3.15m)

UPVC double glazed box window to front aspect. UPVC double glazed French doors to rear garden.

Cloakroom

First Floor

Landing

Doors to all bedrooms and bathroom. Airing cupboard.

Master Bedroom 11'5 x 11'4 (3.48m x 3.45m)

UPVC double glazed windows to rear aspect. Built-in wardrobe. Radiator. Carpet. Door to en-suite.

En-Suite

UPVC double glazed window to rear aspect. Double walk in shower, Pedestal wash hand basin, low level wc.

Bedroom Two 13'1 x 11'2 (3.99m x 3.40m)

UPVC double glazed window to front aspect. Fitted wardrobe. Radiator. Carpet.

Bedroom Three 11'4 x 10'6 (3.45m x 3.20m)

UPVC double glazed window to rear aspect. Radiator. Carpet.

Bedroom Four 10'1 x 7'9 (3.07m x 2.36m)

UPVC double glazed window to front aspect. Radiator. Carpet

Bathroom

- Cloakroom & Utility
- Countryside Walks

UPVC double glazed window to front aspect. Suite comprising panelled bath, shower over with bifolding shower screen, pedestal wash hand basin, low level wc.

Front Of Property

Rear Of Property

Details Created - 29.07.20

Energy Performance Certificate

Agents Note - Should your offer be accepted

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 not a credit check of any kind so will have no effect on you or your credit history. You understand

- Under NHBC Warranty
- Enclosed Rear Garden

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 GL6 7AZ.

