



32 Archers Close, Wrawby, DN20 8TQ

**£350,000**

A four bedroom detached family home that is immaculate throughout. The property sits in an elevated position in a quiet cul de sac in the popular village of Wrawby.

Downstairs you have an entrance hall, lounge, separate study, WC, and utility room. Then at the rear of the property there is an open plan kitchen with breakfast bar, a second living area which leads into the sunroom that the current owners use as a dining space. To the first floor you have four double bedrooms (one of which is currently used as an office/study) the master bedroom having a modern en suite, and a further family bathroom.

Outside there is a low maintenance rear garden that has been landscaped and off road parking to the front with access to the double garage. Available to view now please call the office to book your appointment.

## Entrance hall

Lounge 17'9" x 10'11" (5.43 x 3.35)



Dining area 10'11" x 8'11" (3.35 x 2.74)



Sun Room 12'5" x 10'11" (3.79 x 3.35)



## Study



## First floor landing

Bedroom one 12'9" x 10'11" (3.90 x 3.35)



Kitchen 15'3" x 13'10" (4.65 x 4.22)



## En-suite



Utility room 5'8" x 5'3" (1.75 x 1.61)



Bedroom two 12'9" x 10'7" (3.90 x 3.23)



Downstairs W.C.

Bedroom three 10'5" x 9'0" (3.19 x 2.76)



Bedroom four 12'1" x 9'0" (3.69 x 2.75)



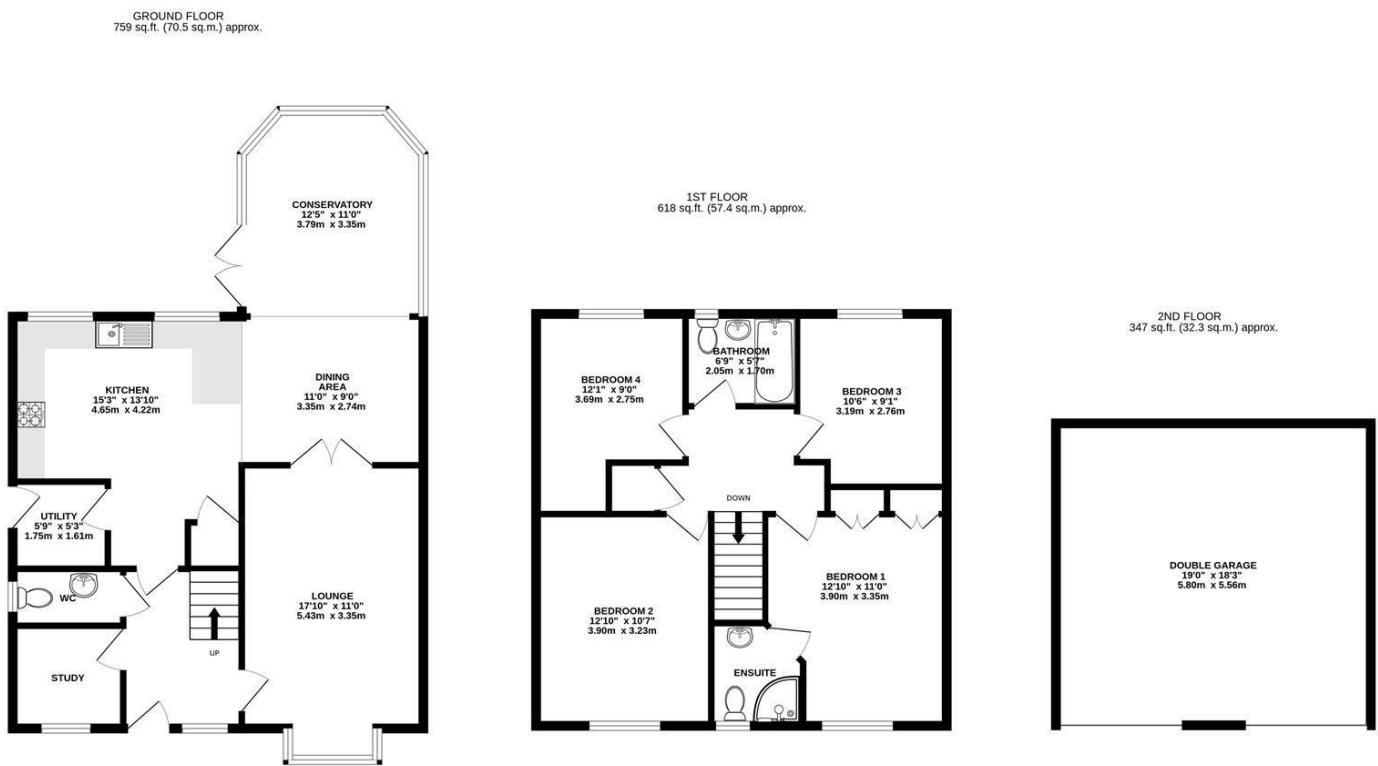
Family bathroom 6'8" x 5'6" (2.05 x 1.70)



Double garage 19'0" x 18'2" (5.80 x 5.56)

Outside

# Floor Plan



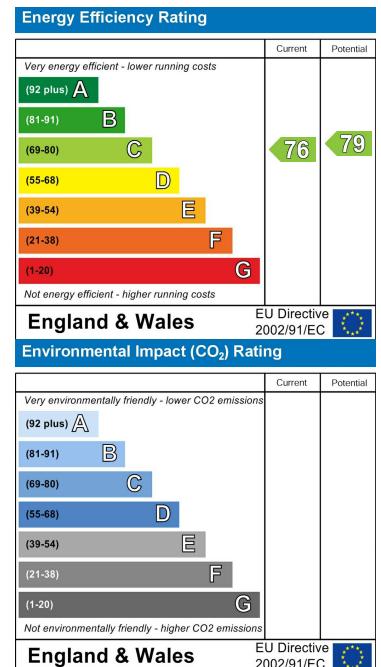
TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Area Map



## Energy Efficiency Graph



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