

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

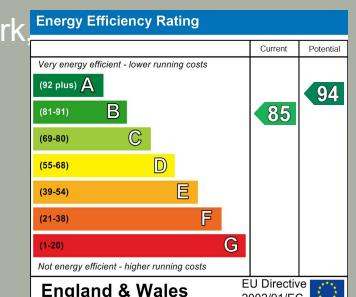
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority.

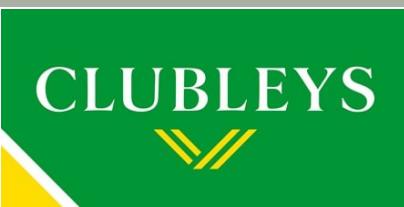
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – in order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



A stunning four bedroom detached home, finished to show home standard, with a superb rear aspect over a green area and a detached garage, allowing the internal layout to include a versatile office/playroom.

Step inside to discover a stylish interior with contemporary decor and elegant panelling throughout. The accommodation comprises an entrance hall, a loo/utility (cloakroom and utility combined), a welcoming sitting room, and a fabulous open-plan kitchen, dining and family area - the perfect space for modern family living. Completing the ground floor is the flexible office/playroom.

Upstairs, there are four well-proportioned bedrooms, including a master with en-suite shower room, and a family bathroom.

Outside, the rear garden is a generous size for this type of home, enjoying a tranquil outlook over open greenery. The driveway provides ample parking and leads to the detached garage, adding both convenience and versatility.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, herringbone Karndean style flooring, radiator, fitted cupboard, stairs leading to first floor with cupboard under.

UTILITY

Fitted base unit comprising work surface, sink unit, integrated washer, low flush W.C., herringbone Karndean style flooring, extractor fan.

SITTING ROOM

4.71 x 3.87 (15'5" x 12'8")

Two radiators, bay window to the front, double doors leading to the Kitchen.

OFFICE/PLAYROOM

2.59 x 2.09 (8'5" x 6'10")

Radiator.

KITCHEN/DINER

8.04 x 3.21 max. (26'4" x 10'6" max.)

Fitted with a range of wall and base units comprising work surfaces, 1.5 bowl stainless steel sink unit, eye level double oven, gas hob with extractor hood over, cupboard housing wall mounted gas fired central heating boiler, integrated dishwasher, integrated fridge/freezer, larder and carousel cupboards, two radiators, herringbone Karndean style flooring, PVC french doors leading to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Radiator, access to loft space, cupboard housing hot water cylinder.

BEDROOM ONE

3.88 x 3.76 (12'8" x 12'4")

T.V. aerial point, radiator.

EN SUITE

White three piece suite comprising step in shower cubicle with dual head shower, low flush W.C., wash hand basin, part tiled walls, chrome ladder style towel rail, recessed ceiling lights, extractor fan.

BEDROOM TWO

3.71 x 2.78 max. (12'2" x 9'1" max.)

Radiator.

BEDROOM THREE

3.41 x 3.08 max (11'2" x 10'1" max)

Radiator.

BEDROOM FOUR

3.89 x 2.74 max (12'9" x 8'11" max)

Radiator.

BATHROOM

White three piece suite comprising panelled bath, shower over, shower screen, wash hand basin, low flush W.C., part tiled walls, chrome heated towel rail, recessed ceiling lights, extractor fan.

OUTSIDE

The outdoor space includes a lawned rear garden, fenced boundaries, front lawn, side driveway leading to detached garage.

The rear aspect has views over the green area.

DETACHED GARAGE

Up and over door, power and light. There is a boarded loft space and fitted shelving.

ADDITIONAL INFORMATION

The Vendor informs us that there is currently a Maintenance Charge of approximately £80.00 to £125.00. This will be confirmed by solicitors.

There is an Electrical Vehicle charging point.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No Appliances have been tested by the Agent.

