Sugdens
Sales & Lettings

Marston Close, Queensbury,

£295,000

* * DETACHED * * THREE BEDROOMS * * CORNER PLOT * * CONSERVATORY * * FAMILY SIZED * *
* * TWO RECEPTION ROOMS * * WELL PRESENTED THROUGHOUT * * GARDENS & GARAGE * *

Occupying a spacious corner plot on this well established quiet cul-de-sac development is this modern three bedroom detached family home. This development is renowned for its open space, wildlife and greenery. Having a fantastic landscaped garden which would appeal to a range of buyers along with a generous living accommodation this home is a real gem of a property.

Benefits from gas central heating, double glazing, alarm system and conservatory.

Within walking distance of Queensbury Village which boasts amenities, shops and schools close by.

The accommodation briefly comprises of entrance, hallway, cloaks w/c, lounge, dining room, sun room and a breakfast kitchen. To the first floor there are three double bedrooms (master en suite) and a house bathroom. To the outside there are wonderful landscaped gardens with lawns, seating areas and well established trees, shrubs and borders. A driveway leads to a detached garage.

Hall
Radiator.

W/C
Modern two piece suite comprising low flush wc, vanity sink unit and radiator.

Dining Room
9'6" x 8'8" (2.90m" x 2.64m")
Radiator.

Lounge
10'7" x 18'9" (3.23m" x 5.72m")
gas fire with feature fireplace surround, radiator and doors

Conservatory
9'2" x 17'7" (2.79m" x 5.36m")
Radiator and french door leading to garden.

Breakfast Kitchen
18'8" x 9'1" (5.69m" x 2.77m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, breakfast bar, plumbing to auto washer, integrated fridge freezer, radiator and patio door.

First Floor Landing
Radiator.

Bedroom One
13'6" x 10'1" (4.11m" x 3.07m")
Built in wardrobes and radiator.

En Suite
White three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Bedroom Two
19'8" x 11'6" (5.99m" x 3.51m")
Built in wardrobes and radiator.

Bedroom Three
11'3" x 8'5" (3.43m" x 2.57m")
Radiator.

Bathroom
Modern three piece suite comprising jacuzi bath, low flush wc, pedestal wash basin and radiator.

Exterior
Ample driveway parking leading to a detached garage with a well stocked lawn and patio garden to the rear.

Council Tax Band
D

Tenure
FREEHOLD.

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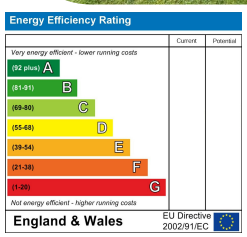

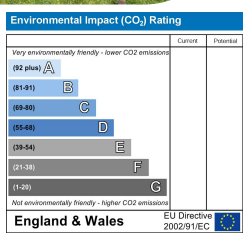

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