



Far Hunger Hill Close, Queensbury

£279,950

* MODERN SEMI * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS * MODERN KITCHEN *
* CONSERVATORY * CLOSE TO AMENITIES * GARDEN * PARKING *

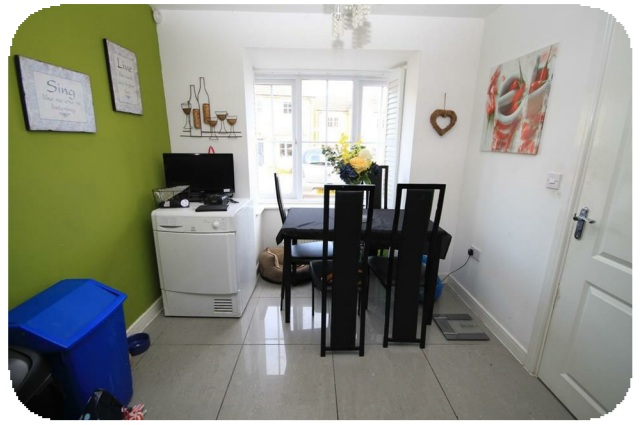
Having been recently built by the reputable Bellway Homes, this well presented four bedroom semi detached property boasts a modern fitted kitchen, conservatory, house bathroom and en suite.

This superbly presented four bedroom family sized accommodation is located on this much sought after residential development and is ideally located for amenities, shops and a choice of first and secondary schools.

The accommodation briefly comprises entrance hallway, cloakroom/wc, dining kitchen, lounge, conservatory, two first floor bedrooms - master bedroom having en-suite, plus a house bathroom. There are two further second floor bedrooms and shower room.

To the outside there is a landscaped garden to the rear, together with a driveway providing off street parking to the front.





Entrance Hall

With tiled floor and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and tiled floor.

Dining Kitchen

17'2" x 8'6" (5.23m x 2.59m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, integral fridge/freezer, dishwasher, microwave, washing machine, tiled floor, radiator, double glazed window, oven, hob and extractor hood.

Lounge

15'7" x 10'6" (4.75m x 3.20m)

With radiator and French doors.

Conservatory

11'9" x 12'9" (3.58m x 3.89m)

With under-floor heating, wall heater, French doors to rear.

First Floor

Bedroom One

10'6" x 11'4" (3.20m x 3.45m)

With radiator, double glazed window, walk-in wardrobe. En-Suite shower;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

8'5" x 9'1" (2.57m x 2.77m)

With radiator, double glazed window and walk-in wardrobe.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Second Floor

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and velux window.

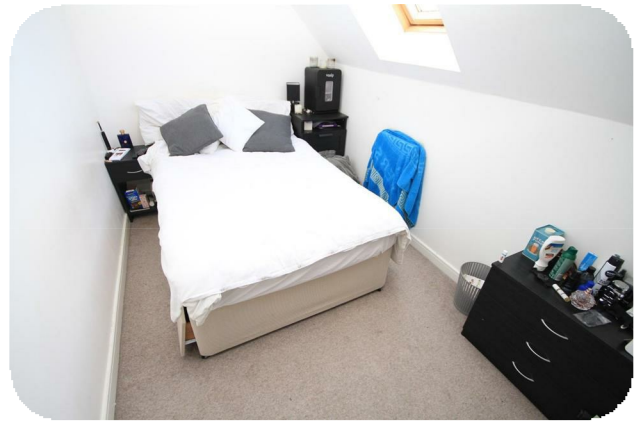




Bedroom Three

11'9" x 7' (3.58m x 2.13m)

With radiator and velux window.



Bedroom Four

11'2" x 8'4" (3.40m x 2.54m)

With radiator and velux window.

Exterior

To the outside there is a superb landscaped rear garden with 'man cave', lawn and patio area. There is a driveway to the front providing off-road parking for two vehicles (13'8" x 13'8").

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighthouse Rd/A644, after 0.3 miles turn left onto Harrowins Farm Dr, and Far Hunger Hills Close will shortly be found where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

