



- FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- CONSERVATORY
- LANDSCAPED EYE-CATCHING GARDEN

- IMMACULATELY PRESENTED
- STUDY/DINING ROOM
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - D

Asking price £340,000

<https://www.judgeestateagents.co.uk>



Situated within a cul-de-sac comes offered for sale this very well presented four bedroom detached house. An ideal family home that in brief benefits a Lounge/Dining Room, WC, Kitchen, Living Room, Conservatory, First Floor Landing, Four Bedrooms (En-Suite to the Primary Bedroom) and a Main Bathroom. To the rear there is a landscaped and eye-catching garden and from the front there is off road parking that leads to an integral garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

#### ENTRANCE

Having stairs leading up to the first floor landing, door to the integral garage, access to the study/dining room, WC, Living Room and:

#### KITCHEN

13'4 x 8'5 (4.06m x 2.57m)

There are a range of wall and base units and work surfaces, integral oven, hob, integral fridge/freezer, integral dishwasher, washing machine, microwave, power points, radiator, window to the rear aspect, island with a sink and mixer tap and drainer as well as a Breakfast bar. There is a door to the side aspect.

#### STUDY/DINING ROOM

10'9 x 10'1 (3.28m x 3.07m)

Having a bay fronted window, radiator and power points.

#### WC

Comprising a low level WC, Wash hand basin and a Window to the side aspect.

#### LIVING ROOM

13'10 x 11'7 (4.22m x 3.53m)

Benefiting from a radiator, power points, TV point and access to:

#### CONSERVATORY

13'7 x 11'2 (4.14m x 3.40m)

With windows to the rear and side aspects, power points and patio doors to the rear garden.

#### FIRST FLOOR LANDING

Having a window to the side aspect, radiator, power points, loft access and doors that lead to:

#### PRIMARY BEDROOM

12'4 x 11'1 maximum (3.76m x 3.38m maximum)

Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a door that leads to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower and a window to the side aspect.

#### BEDROOM

11'10 x 8'1 (3.61m x 2.46m)

There are two windows to the front aspect, radiator and power points.





#### BEDROOM

11'1 x 8'1 (3.38m x 2.46m)

With a window to the rear aspect, radiator and power points.

#### BEDROOM

11'6 x 8' (3.51m x 2.44m)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the side aspect.

#### REAR GARDEN

A beautifully designed landscaped garden that enjoys a harmony of both patio and lawn garden with borders home to a number of shrubs and plants.

#### PARKING

From the front there is off road parking that leads to:

#### GARAGE

#### ELLISTOWN

Ellistown appreciates excellent links to Leicester, Derby and Nottingham, as well as East Midlands Parkway & Airport. This lovely location enjoys great amenities, with shops, cafes and a primary school all on your doorstep.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

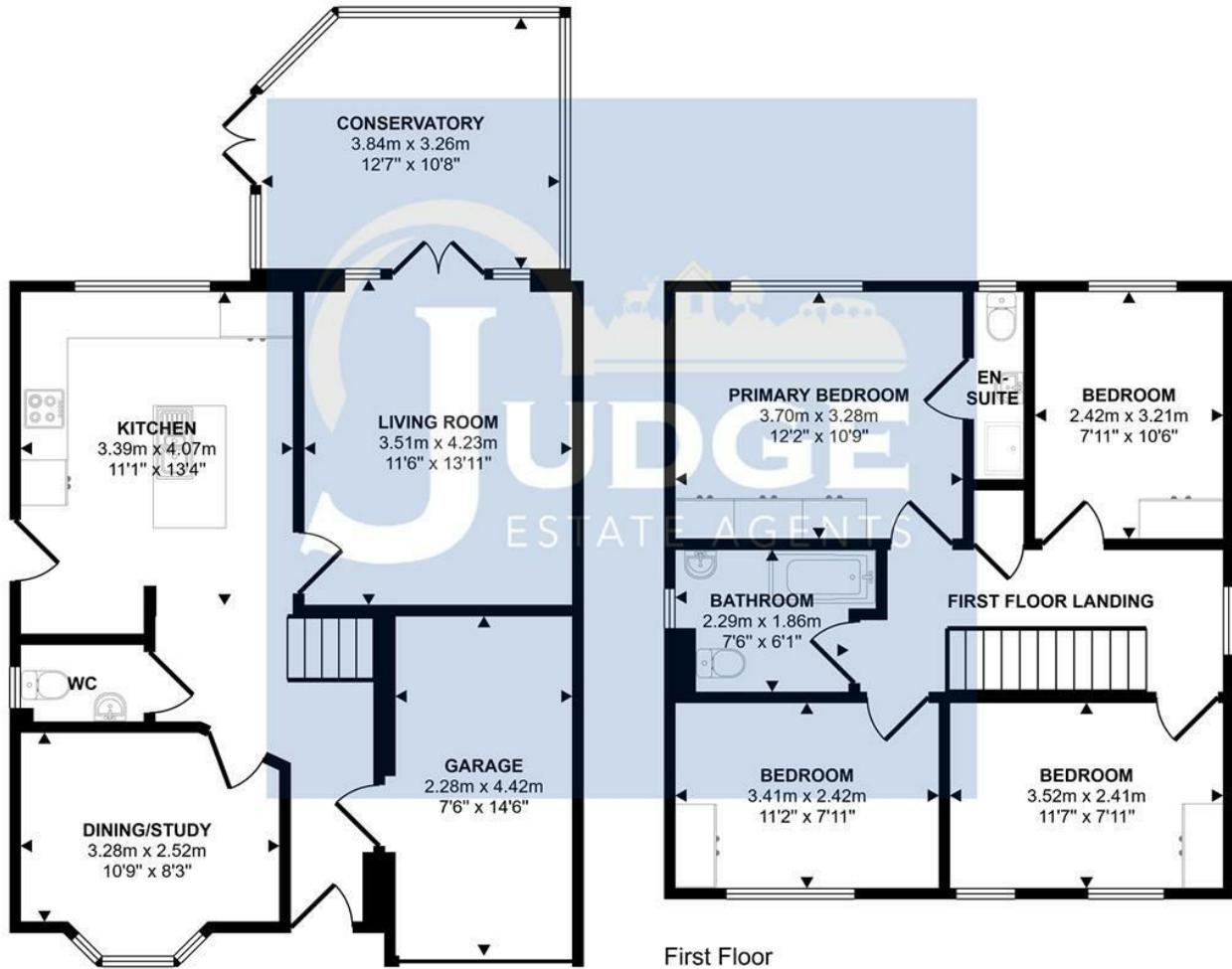
#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your



Approx Gross Internal Area  
129 sq m / 1386 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 77                      | 86        |
|   |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  |                         |           |
|   |  | EU Directive 2002/91/EC |           |

