







# 4 Bedroom Link Detached House £485,000 Freehold

A substantial size four double bedroom family home, light and spacious, with views overlooking the countryside. Downstairs WC. Private garden with two garages and three reception areas. Four double bedrooms, large sweeping driveway with lots of off-street parking. Being marketed with no upper chain. In need of some updating, however, would make a stunning family home. In a sought after location in the village of Clifton.

- No upper chain
- Quiet Clifton location
- Close to town and schools
- Four double bedrooms
- Two garages
- Gas central heating
- Potential to improve
- Large open spaces
- Views overlooking fields
- EPC rating- D. Council tax- D



## Ground Floor Lobby:

Through the wooden door into the lobby. Door to downstairs WC. Cupboard. Upvc window to side.

#### Dining Area / Inner Hall

Abt: 21' 10" x 9' 7" (6.65m x 2.92m) Under stairs storage. Stairs to the first floor. Archways leading into reception. Radiator. Carpet as fitted. Cupboard

### **Reception Room**

Abt: 13' 0" x 8' 5" (3.96m x 2. 57m) Upvc double glazed window to rear, Upvc obscure double glazed door out to garden Radiator. Carpet as fitted.

#### Lounge:

Abt. 10' 2" x 14' 9" (3.10m x 4.50m) Upvc double glazed windows to side. Access to rear. Stone-built fireplace. Radiator. Carpet as fitted.

#### Kitchen:

Abt. 8' 7" x 10' 1" (2.62m x 3.07m) Obscure panel door way into kitchen. Upvc double glazed window to front. Vinyl flooring. Selection of wall and base units. combined gas and electric hob. Eye-level oven and grill. Extractor. Stainless steel sink and drainer.

#### **First Floor**

#### **Bedroom One:**

Abt. 14' 11" x 10' 4" (4.55m x 3.15m) Upvc double glazed window to front. Restricted height. Fitted wardrobes also dressing table and walk in wardrobe. Radiator. Carpet as fitted.

#### Bathroom:

Window to side. Vinyl flooring. Full-size bath with over bath shower. Low flush WC. Vanity wash basin. Radiator. Heated towel rail. Partly tiled.

#### **Bedroom Two:**

Abt. 9' 11" x 11' 7" (3.02m x 3.53m) Upvc double glazed window to rear. Built-in wardrobes. Radiator. Carpet as fitted.



#### **Bedroom Three:**

Abt. 11' 1" x 8' 8" (3.38m x 2.64m) Upvc double glazed window to rear. Built in wardrobe. Radiator. Carpet as fitted.

#### **Bedroom Four:**

Abt. 8' 5" x 10' 2" (2.57m x 3.10m) Upvc double glazed window to front. Fitted wardrobe. Radiator. Carpet as fitted.

#### Outside

#### **Front Garden:**

Large block brick driveway. Grass area with shrubs. Two garages one integral and one extension. Up and over garage door. Storage cupboard.

#### Rear Garden:

Mainly laid to lawn. Patio area. Entrance to the second garage.







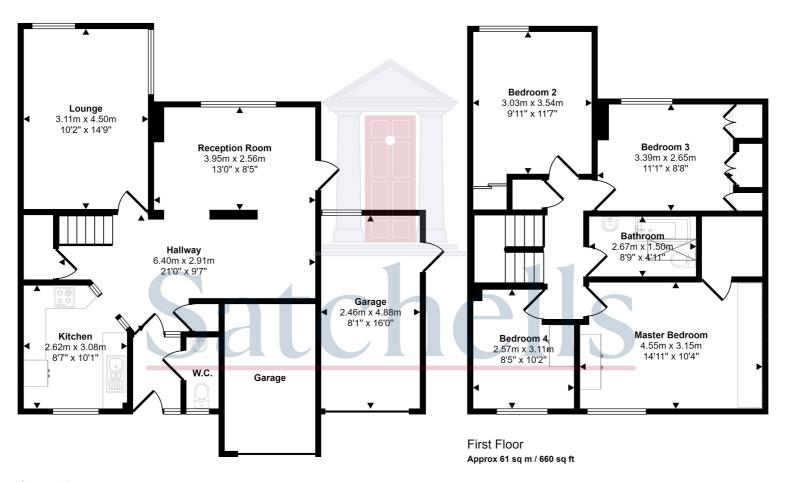








#### Approx Gross Internal Area 137 sq m / 1478 sq ft



Ground Floor
Approx 76 sq m / 818 sq ft

Denotes head height below 1.5m

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.

