

5 Bedroom(s), Detached House, Freehold

Aldesworth Road, Cantley.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner and Utility Room
- Five Double Bedrooms En Suite to Master
- Spacious Corner Plot with Gardens to the Side and Rear
- Converted Garage Currently Used as a Salon with W/C

- Stunning Detached Family Home Built Over Three Floors
- Study
- Two Shower Rooms and Ground Floor W.C
- Popular Location
- Driveway Allowing for Off Road Parking

**Offers in Region
of
£360,000
For Sale**

Book your viewing today Tel: 01302 247754

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Study



Utility Room

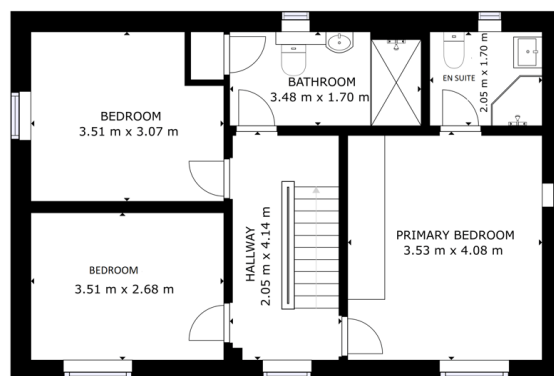


Ground Floor W/C



First Floor

Floor Plan



3D WALKTHROUGH
ROOM 1: 10.00 m², ROOM 2: 10.00 m², ROOM 3: 10.00 m²
BATHROOM: 6.12 m², EN SUITE: 3.41 m²
TOTAL: 39.53 m²

Matterport

Master Bedroom With En Suite



Second Bedroom



Third Bedroom

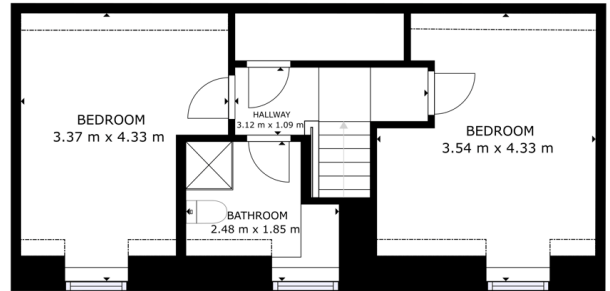


Family Shower Room



Second Floor

Floor Plan



3D WALKTHROUGH
ROOM 1: 10.00 sq. ft. ROOM 2: 10.00 sq. ft. ROOM 3: 10.00 sq. ft.
BATHROOM: 2.48 sq. ft. HALLWAY: 3.12 sq. ft. TOTAL: 35.52 sq. ft.

Matterport

Bedroom



Bedroom





Shower Room



External

Front Aspect



Side and Rear Gardens



Converted Garage/Salon



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - 1500

Average Annual Gas Bills - 1200

Average Annual Water Bills - 300

Tenure - Freehold

Solar Panels - No



Approximate Electrical System Installation Date - 2007

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Boarded out - N/A

Loft Insulation - Loft Insulation -

Are you aware of any building defects, safety issues or hazards at the property? - No

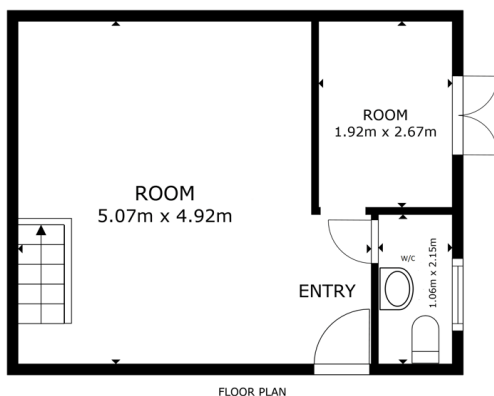
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



GROSS INTERNAL AREA
FLOOR PLAN 36.7 sqm
TOTAL: 36.7 sqm
NOTES AND CORRECTIONS ARE APPROPRIATE, ACTUAL MAY VARY

Matterport

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2007

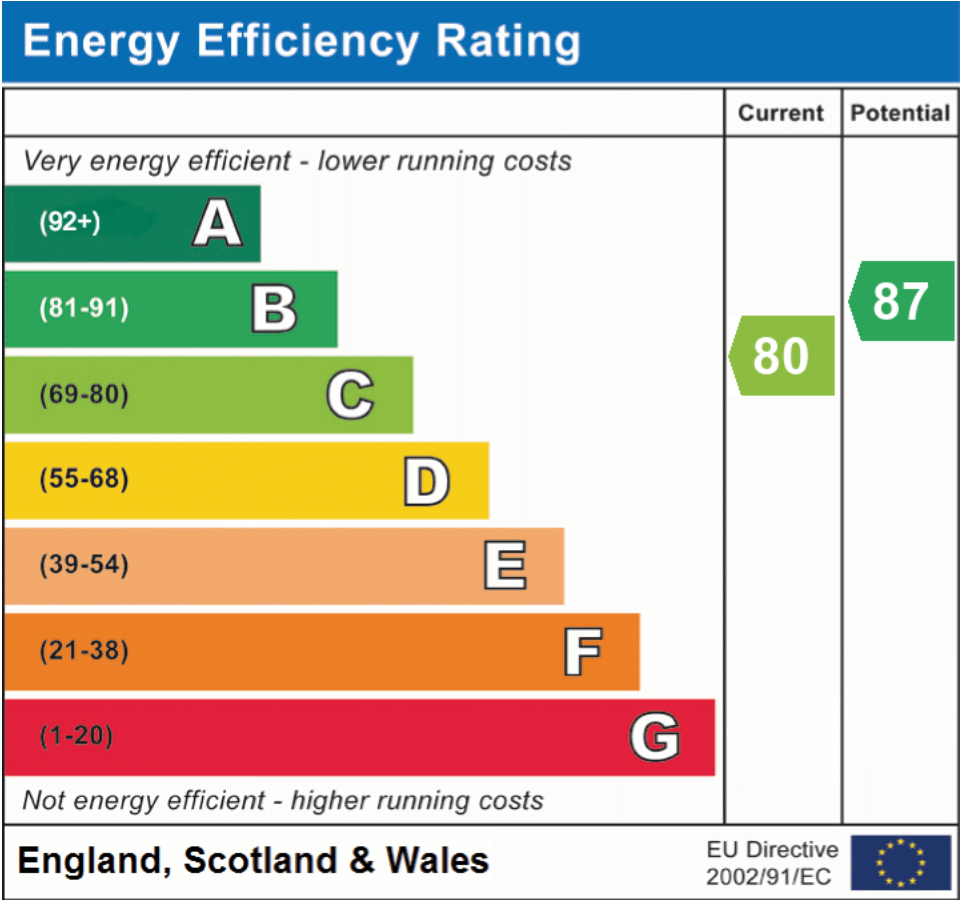
Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2007

Boiler Location - Utility room

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Energy Performance Certificate



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