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- Deceptively Spacious Modern Detached
- Fabulous Dining Kitchen
- Boiler Installed October 2023
- EPC Rating C

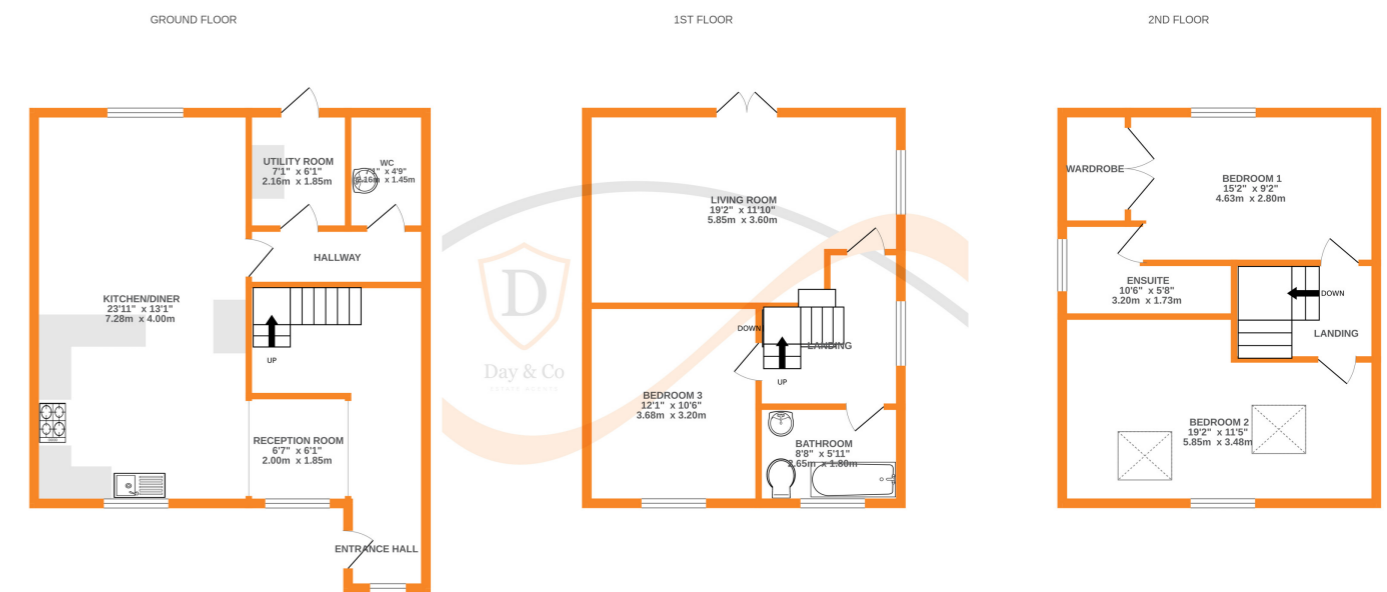
- Three Double Bedrooms & Master En-Suite
- Popular Village Of Cross Roads With Excellent Access To Primary School
- Enclosed Rear Patio

## SUMMARY

**\*\*A DECEPTIVELY SPACIOUS 3 BEDROOM (MASTER EN-SUITE) DETACHED FAMILY HOME, POPULAR VILLAGE LOCATION OF CROSS ROADS WITH EXCELLENT ACCESS TO THE LOCAL PRIMARY SCHOOL!\*\*** Having accommodation over 3 floors, fabulous dining kitchen, new boiler installed October 2023, rear patio, block paved drive - **VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC RATING C.**

## FULL DESCRIPTION

Viewing is essential to fully appreciate this deceptively spacious three bedroom (master en-suite) modern detached family home, situated in the popular village location of Cross Roads with excellent access to the local primary school. The three storey accommodation comprises of an entrance hall, there is a useful study area which gives access to the fabulous dining kitchen which measures approximately 23ft4 in length having an attractive range of modern base and wall mounted units with complimenting worktop surfaces, integrated fridge, breakfast bar, double glazed windows to the front and rear. Also on this level is a utility room, and separate WC. To the first floor the spacious lounge measures approximately 18ft8 in length, has exposed feature brickwork to the wall and double glazed patio doors leading to a balcony with open parkland outlook. There is a double bedroom on this level, and the house bathroom having a three piece suite comprising of a 'P' bath with shower over, WC, wash hand basin, chrome heated towel rail. To the second floor there are a further two double bedrooms, the master having a spacious built in wardrobe and a newly fitted en-suite shower room with shower cubicle, WC, wash hand basin. Externally there is an enclosed rear patio, and a block paved drive to the front. EPC Rating C.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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