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£475,000



FOR SALE

Entrance hall with understairs storage cupboard and doors to cloakroom, lounge and open plan kitchen/dining/ family room, stairs to landing and first floor living accommodation. Cloakroom with modern white suite. Lounge: window to front aspect. Open plan kitchen/dining/family room: feature sliding three pane patio doors to rear garden, approximately 5 metres in length. Kitchen is extensively fitted with a range of matching eye and base level storage units with underslung sink unit with drainage grooves and granite worktops. Central island and breakfast bar, space for range cooker with splashbacking, space and plumbing for dish washer, appliance space, wall mounted contemporary radiator, three velux windows making it very light and airy. Grey wooden laminate flooring, door to utility room. Utility room: comprising sink and cupboard unit, space and plumbing for washing machine, ceramic tiled flooring and door to side aspect.

First floor: landing with trap to loft space, doors to family bathroom and bedrooms one, two, three and four. Family bathroom: window to rear aspect, modern white suite comprising corner bath, double vanity sink unit, built-in shower with large rain style head and oddments shelf, WC with concealed cistern, heated ladder towel rail and ceramic tiled flooring. Bedroom one: lovely views to countryside and Crickley and Leckhampton Hill, built-in triple wardrobe and storage cupboard. Bedroom two: window with lovely views to countryside and Crickley and Leckhampton Hill, built-in double wardrobe. Bedroom three: window to rear garden and fitted double wardrobe. Bedroom four: ???

Exterior: Front garden being stocked with various bushes, tarmac driveway for two vehicles leading to garage and electric charger point.

Lounge 14'10 max x 10' 11 max

Kitchen/dining/family room: 20' 11 max x 20' 8 max

Bedroom one: 12' 1 x 9' 5

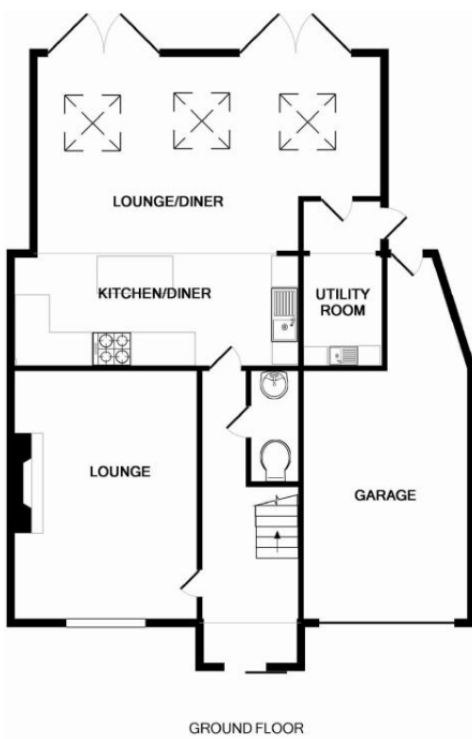
Bedroom two: 10' x 9' 5

Bedroom three: 12' max x 8' 5

Utility room: 9' 3 max x 4' 2







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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