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- INDIVIDUAL MODERN DETACHED
- POPULAR VILLAGE OF CROSSROADS
- Enclosed Rear Patio

- THREE BEDROOMS
- Boiler Installed October 2023
- EPC Rating C

## SUMMARY

\*\*A WELL PRESENTED, MODERN THREE BEDROOM (MAIN WITH EN-SUITE) INDIVIDUAL DETACHED PROPERTY, 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 well presented, individual modern detached house situated in the popular village location of Cross Roads with excellent access to the local primary school. The three storey accommodation briefly comprises

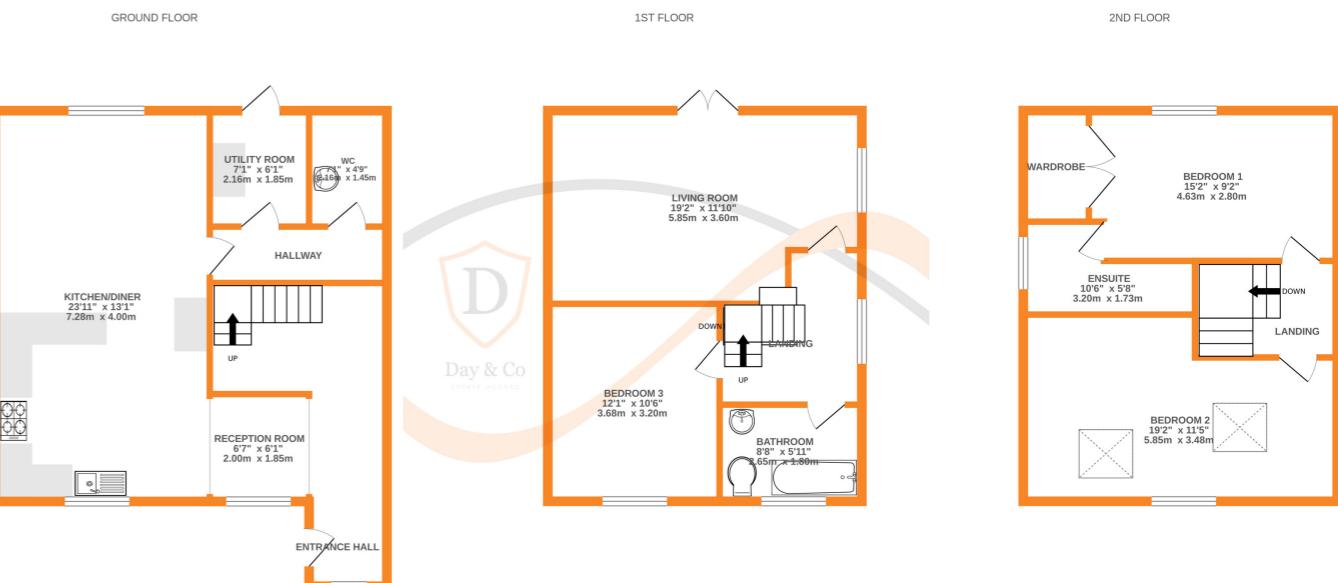
Ground Floor - Entrance hall, there is a useful study area which gives access to the fabulous dining kitchen which measures approximately 23ft4 in length having an attractive range of modern base and wall mounted units with complimenting worktop surfaces, integrated fridge, breakfast bar, double glazed windows to the front and rear. Also on this level is a utility room, and separate WC.

First Floor - Spacious lounge measures approximately 18ft8 in length, has exposed feature brickwork to the wall and double glazed patio doors leading to a Juliet 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.

Second Floor - Further two double bedrooms, the main having a 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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