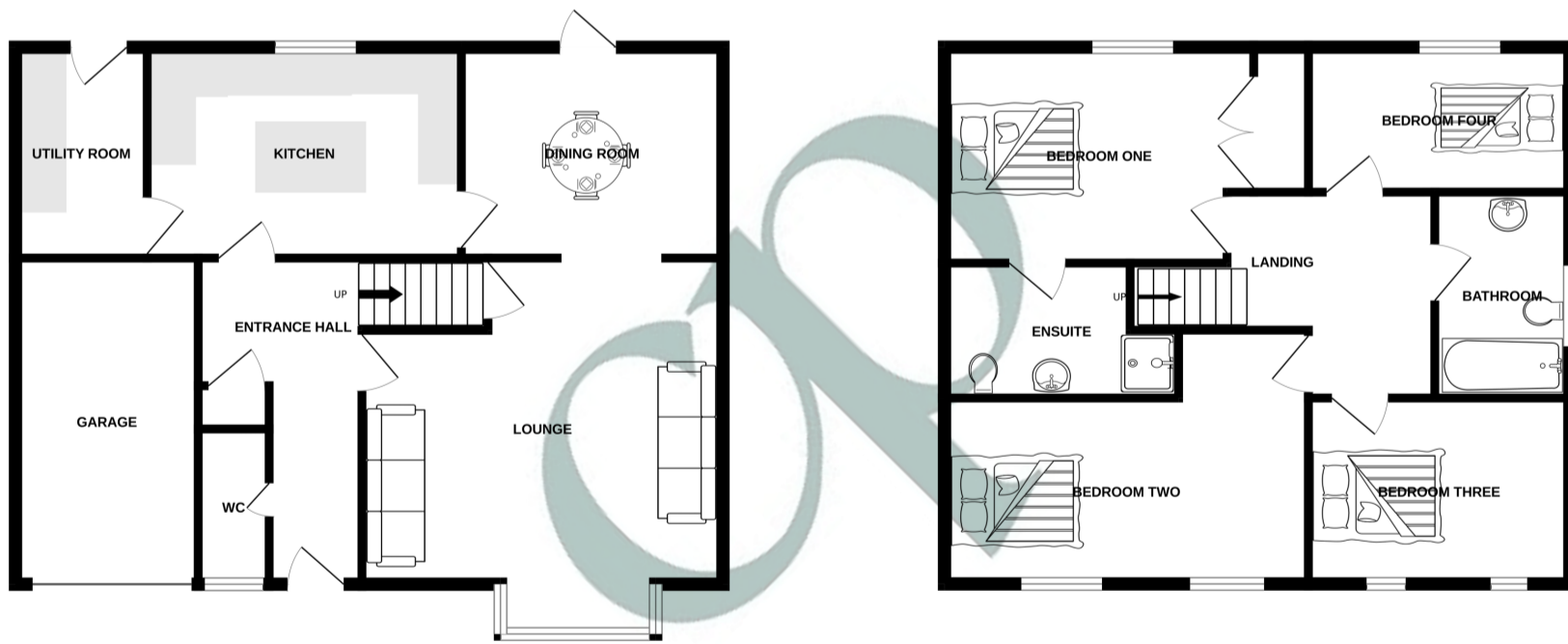




GROUND FLOOR

1ST FLOOR



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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Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)

A superb detached four bedroom family home set in a premier location within the village of Houghton Conquest with the added benefit of no onward chain.

- Great size lounge with bay fronted window.
- Separate dining room.
- Fitted kitchen/breakfast room/utility.
- Four bedrooms.
- Generous sized rear garden.
- Single garage and parking for two cars.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, stairs rising to first floor, storage cupboard.

##### Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, double glazed window to the front, radiator.

##### Lounge

15' 2" x 14' 6" (4.62m x 4.42m) Under stairs cupboard, double glazed bay window to the front, radiator, archway opening to:

##### Dining Room

10' 4" x 9' 4" (3.15m x 2.84m) Double glazed patio door to the rear, radiator, door to:

##### Kitchen/Breakfast Room

14' 1" x 9' 3" (4.29m x 2.82m) A range of base and wall mounted units with work surfaces over, split level oven, electric hob with extractor hood over, integrated dishwasher, double glazed window to the rear, radiator.

##### Utility

Space for washing machine, floor mounted oil boiler, radiator, door to the rear.

#### First Floor

##### Landing

Airing cupboard housing hot water tank, access to loft.

##### Bedroom One

10' 01" x 9' 7" (3.07m x 2.92m) Built-in wardrobes, double glazed window to the rear, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, radiator.

##### Bedroom Two

12' 1" x 11' 05" > 8' 10" (3.68m x 3.48m > 2.69m) Double glazed window to the front, two radiators.

##### Bedroom Three

9' 2" x 7' 2" (2.79m x 2.18m) Built-in wardrobes, double glazed window to the front, two radiators.

##### Bedroom Four

9' 2" x 6' 5" (2.79m x 1.96m) Double glazed window to the rear, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, vanity unit wash hand basin, double glazed window to the side, radiator.

#### Outside

##### Front Garden

Lawn area with shrubs and flower borders.

##### Rear Garden

Mainly laid to lawn with a good size patio area, garden shed, brick wall and timber fencing, outside tap and lights, shrubs and flower borders, gate to rear.

##### Garage

Single garage with power and light.

##### Parking

Driveway to the front of the property providing off-road parking.

##### Directions

Entering the village of Houghton Conquest from the B530 into The Grove, Sybils Way is on the left just past the Church.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

