



Day & Co  
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£465,000

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- SPACIOUS DETACHED HOUSE
- SPLIT LEVEL ACCOMMODATION
- NO CHAIN

- ENJOYS DISTANT VIEWS
- FOUR BEDROOMS (2 EN-SUITE)
- EPC RATING D

## SUMMARY

\*\* SPACIOUS DETACHED HOUSE, SPLIT LEVEL ACCOMMODATION, DISTANT VIEWS, INTEGRAL DOUBLE GARAGE, GARDENS, DRIVE & PARKING, INTERNAL VIEWING ADVISED, NO CHAIN, EPC RATING D \*\*

## FULL DESCRIPTION

Day & Co are pleased to be marketing this spacious, four double bedroom (Two En-Suite) detached house situated in a desirable cul-de-sac off Barr House Lane, Utley. This property enjoys distant views to the rear and offers well proportioned, split level accommodation which really must be viewed to be fully appreciated.

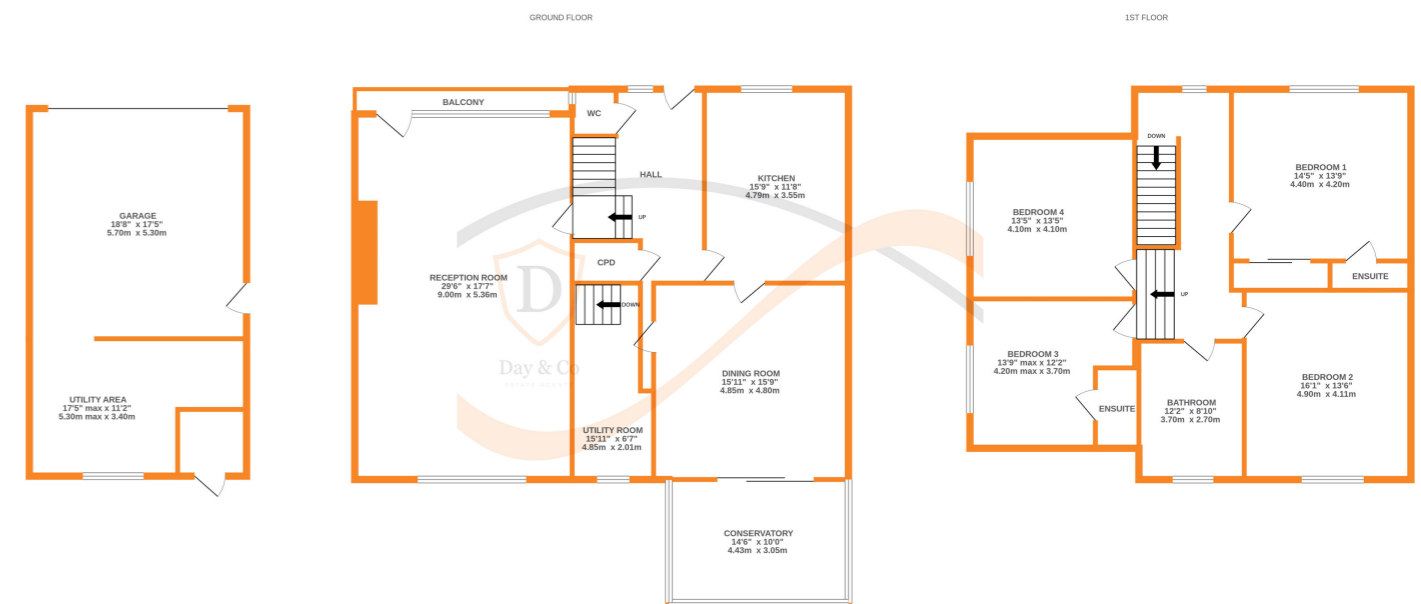
In brief comprises - Entrance hallway, cloaks/w.c., large reception room (9m long) with windows to both the front and rear elevations, balcony to the front. Well appointed fitted kitchen with window to the front and side entrance door. Good sized dining room with patio doors to the rear opening to a conservatory which takes advantage of the views to the rear. Utility room with stairs giving internal access to the integral double garage.

Landing, Bedroom 1 can be found at the front with en-suite shower room and fitted wardrobes. Bedroom 2 has fitted wardrobes and can be found at the rear enjoying distant views. Modern house bathroom comprising of a bath, shower, w.c., bidet, window to the rear. Bedroom 3 has an en-suite shower tub, window to the side and completing the accommodation is bedroom 4 with window to the side.

Warm air central heating and double glazing.

Outside Pleasant front garden with ornamental pond. Driveway leading down to an integral double garage which has a utility area at the rear, parking to the side. Lawn rear garden with patio areas, distant views to the rear.

No vendor chain. EPC Rating D



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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