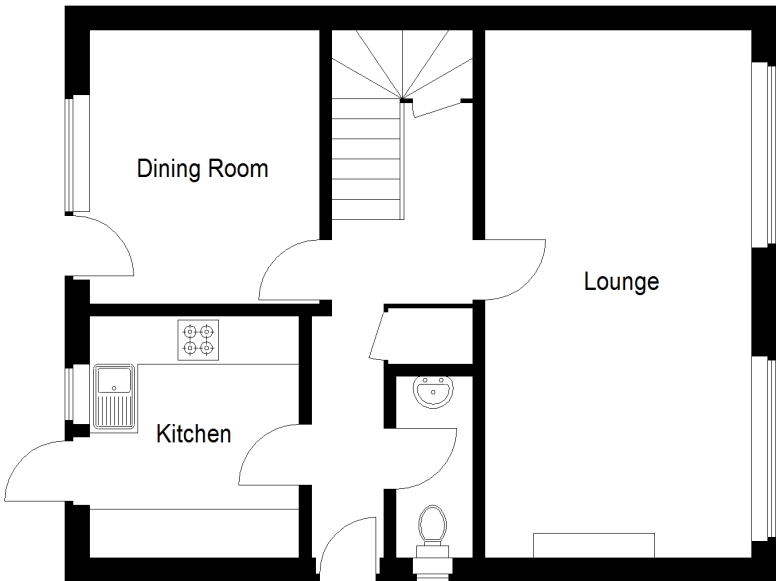


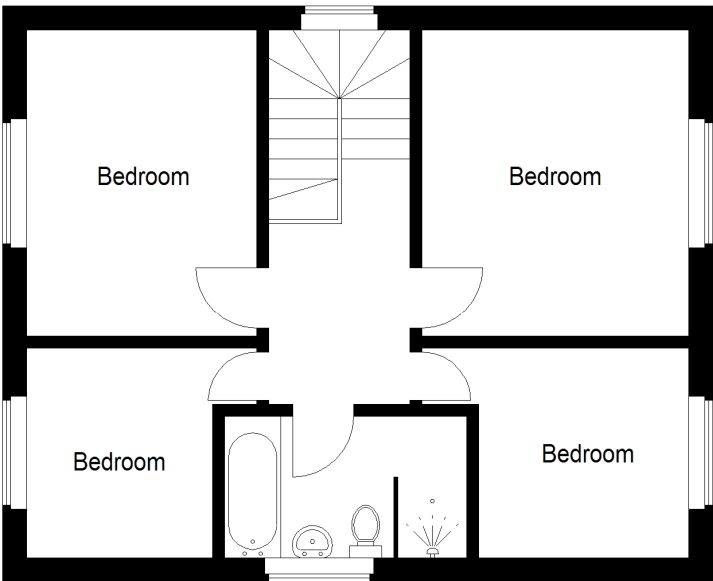


26 Blakeney Grove

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1191273
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This well proportioned detached family home is located in a quiet, popular Cul de Sac on the Western edge of town. Sitting on a generous corner plot, the property offers scope to extend, if required, subject to relevant planning permissions, and is perfectly placed for access to local schools and shops, public transport links, sports facilities and nearby countryside. Well presented throughout, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, large Sitting Room, Kitchen and Dining Room, four good sized Bedrooms and family Bathroom. Outside, there are generous gardens to the front and rear, along with a driveway to accommodate several vehicles and a Garage.



ROOM DESCRIPTIONS

Entrance
UPVC double glazed door enters into the Hall.

Entrance Hall.
Split into two areas consisting firstly the entrance hall with built in cupboard ideal for coats and shoes, this then opens to the bottom of the stairs with useful storage area below. Stair rise to the first floor.

Living Room
10' 10" x 19' 11" (3.30m x 6.07m)
Coved ceiling with twin ceiling light points. Two UPVC double glazed windows to front. Fireplace with inset gas log effect fire. Radiator.

Dining Room
9' 4" x 11' 2" (2.84m x 3.40m)
Coved ceiling with central ceiling lighting. UPVC double window to rear and UPVC double glazed door to one side. Radiator.

Cloakroom
Fitted with a white suite comprising; Low level WC and pedestal wash hand basin. Radiator. UPVC frosted double glazed window to side.

Kitchen
9' 10" x 8' 7" (3.00m x 2.62m)
Fitted with a range of floor and wall units providing drawer and cupboard storage with ample roll edge work top space above.

Landing
Trap access to insulated loft space. UPVC double glazed window to side.

Master Bedroom
11' 0" x 12' 4" (3.35m x 3.76m)
UPVC Double glazed window to front. Coved ceiling with Inset led ceiling lighting. Radiator.

Bedroom 2
9' 5" x 12' 5" (2.87m x 3.78m)
UPVC Double glazed window to rear. Radiator.

Bedroom 3
8' 0" x 8' 10" (2.44m x 2.69m) Plus large door recess.
Coved ceiling Radiator. UPVC double glazed window to rear.

Bedroom 4
8' 5" x 8' 11" (2.57m x 2.72m)
UPVC double glazed window to front. Coved ceiling. Radiator.

Family bathroom
Fitted with a white suite comprising; Paneled bath with mixer tap, fitted vanity unit with inset handwash hand basin and mixer tap, low level WC and walk in shower cubicle with thermostatic shower unit and rain fall shower head. Led ceiling lighting. Chrome heated towel rail. UPVC double glazed window to side.

Front Garden
The front gardens are laid to lawn and extend around the side of the property as well making this a larger than normal plot size. The drive way provides parking for multiple cars and also gives access to the front door.

Rear Gardens
The rear gardens are very generous and enclosed by lap fencing. There is additional garden / storage space to one side which could provide caravan or boats storage. From the kitchen there is a patio area leading past the Dining Room and up to a slightly raised patio.

Garage
Up and over door to front. Pedestrian door. Power and lighting connected.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: E

