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- MODERN DETACHED HOUSE
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE, GARDENS

- FOUR BEDROOMS (MAIN WITH EN-SUITE)
- CONSERVATORY
- EPC Rating D

## SUMMARY

\*\* WELL PRESENTED MODERN FAMILY DETACHED HOUSE, FOUR BEDROOMS (MAIN BEDROOM WITH EN-SUITE), TWO RECEPTION ROOMS, CONSERVATORY, WELL APPOINTED MODERN KITCHEN, MODERN BATHROOM. INTEGRAL GARAGE, GARDENS, POPULAR VILLAGE OF OAKWORTH, INTERNAL VIEWING ADVISED, EPC RATING D \*\*

## FULL DESCRIPTION

An ideal purchase for the growing family is this spacious four bedroom modern detached family home, situated on a popular development in the village of Oakworth. This well presented property is well worthy of an internal viewing and has accommodation briefly comprising -

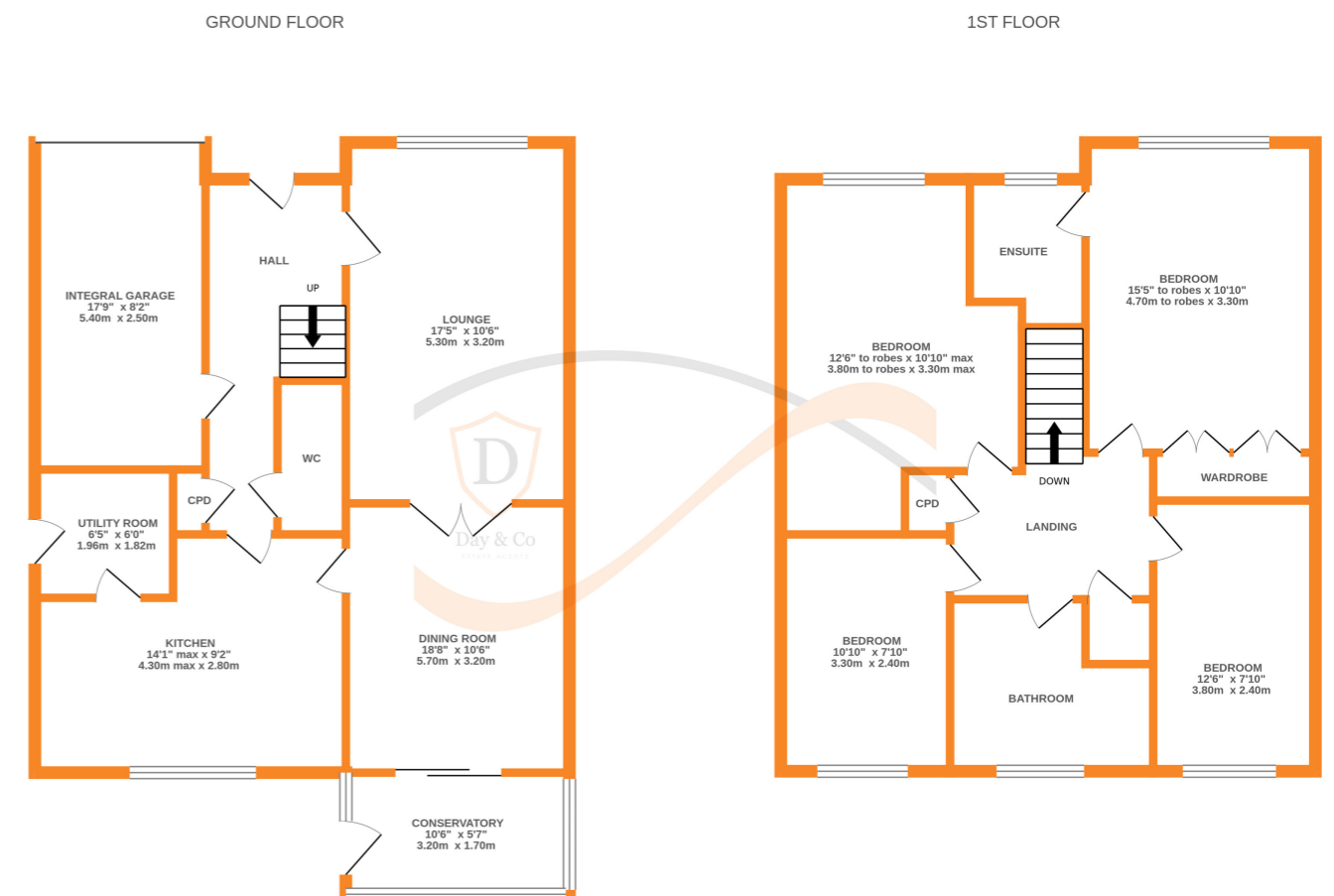
**Ground Floor:** - Entrance Hall, Stairs to first floor, storage cupboard, internal door to the integral garage. Cloaks W.C - two piece suite comprising low suite w.c and wash hand basin. Living Room - A pleasant reception room with windows to the front elevation, Double opening doors provide access to:- Dining Room with patio doors leading to a conservatory. Kitchen - Fitted modern kitchen with a comprehensive range of modern units, pull out larder cupboard, worktops, sink, electric oven, five ring gas hob, extractor, microwave, dishwasher, under cabinet down lighting. Utility Room - With wall and base unit, sink, Washer plumbing. Exterior access door.

**First Floor:** - Landing - Main Bedroom which can be found at the front with fitted wardrobes. Ensuite shower room - Including a fitted three piece suite in white comprising shower cubicle, vanity style sink unit and low level w.c. Bedroom Two - With windows to the front, Bedroom Three with windows to the rear, Bedroom Four with windows to the rear, House Bathroom - Modern suite in a white, panelled bath with shower over, glazed screen, w.c, vanity wash basin. Illuminated mirror, Chrome heated towel rail, window.

Gas central heating and double glazing.

**Outside:** - Integral garage (5.4m x 2.5m) with electric roller shutter garage door, power and light, driveway to the front. Gardens - The property has a lawned garden to the fore. There is a good sized rear deck with steps down to the garden.

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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