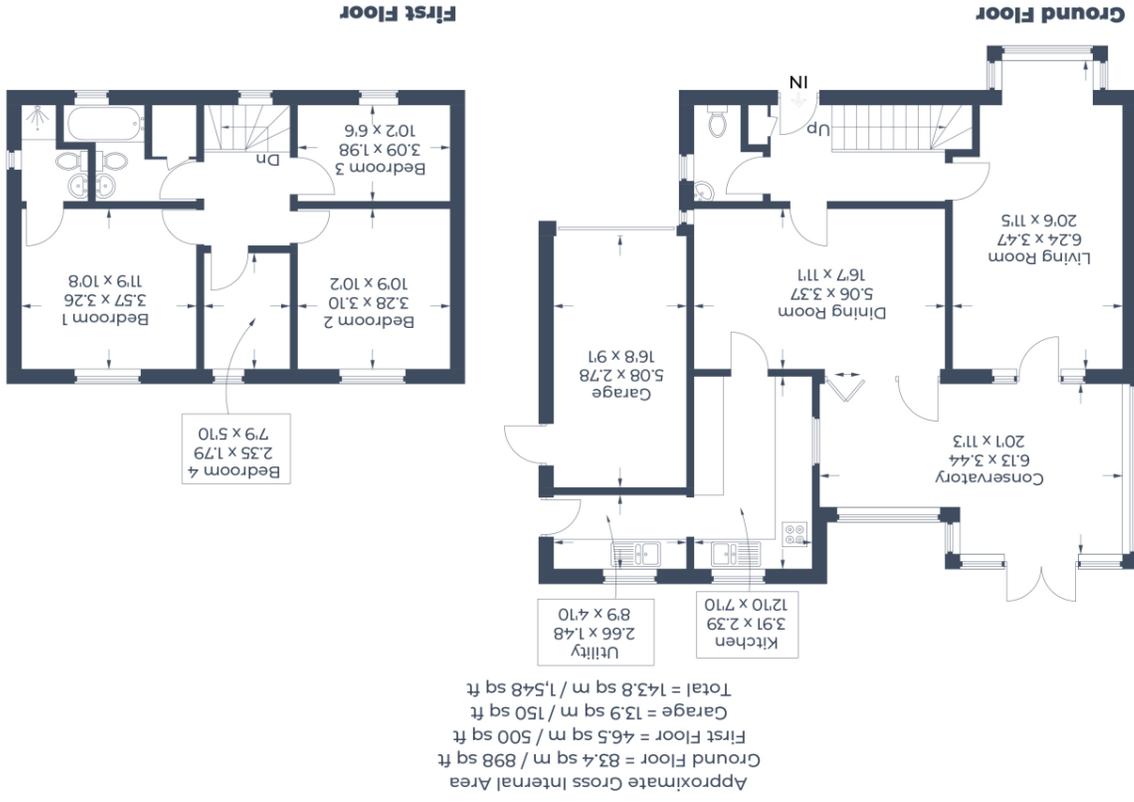


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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-95)
B	(69-84)
C	(54-68)
D	(39-53)
E	(24-38)
F	(9-23)
G	(1-8)
Very energy inefficient - higher running costs	

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 measurements are approximate, not to scale,
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- FOUR BEDROOMS.
- LARGE FAMILY/DINING ROOM.
- GARAGE & PARKING FOR THREE TO FOUR CARS.
- PVCu DOUBLE GLAZING THROUGHOUT.
- OPEN FIRE IN LOUNGE.

- EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM.
- UTILITY ROOM.
- CUL-DE-SAC LOCATION.
- GAS FIRED RADIATOR CENTRAL HEATING.

Introduction.

This DETACHED FOUR BEDROOM HOUSE is situated within a quiet cul-de-sac in this popular and sought after area close to local amenities and the Crosshall Schools.

The accommodation briefly comprises FOUR BEDROOMS with en-suite shower room to the primary bedroom as well as a family bathroom. On the ground floor there is a generous LOUNGE with open fire, large DINING/FAMILY ROOM and a spacious CONSERVATORY. There is a KITCHEN and UTILITY ROOM and a ground floor cloakroom/W.C.

Outside there is parking for three to four cars and a SINGLE GARAGE, an open front garden and a fully enclosed rear garden.

Ground Floor

Accommodation

PVCu door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator, cloaks cupboard

W.C

W.C, wash hand basin, frosted window, coved ceiling, radiator

Lounge

walk-in box bay with windows to the front aspect, PVCu glazed door and sidelight to the Conservatory, coved ceiling, two radiators, TV point, fireplace with open fire, marble surround, hearth and mantle over, wall light points

Dining Room

coved ceiling, window to the side aspect, radiator, part glazed door to the Conservatory

Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, dresser style display cabinet with glass fronted cupboards and plate rack, wine rack, integrated electric oven, hob and extractor, integrated fridge, access to small loft space, windows to the rear aspect and Conservatory

Utility Room

base and eye level cupboards, work surface with stainless steel one and a half bowl sink unit, plumbing for washing machine, space for tumble dryer, cupboard housing gas fired boiler, window to the rear aspect, PVCu door to the side

Conservatory

Brick and PVCu double-glazed construction with polycarbonate roof, ceramic tiled flooring, and PVCu double-glazed French doors to the garden

First Floor

First Floor Landing

window to the front aspect, coved ceiling, loft access

Bedroom One

window to the rear aspect, coved ceiling, radiator

En-Suite Shower Room

fully tiled, shower, W.C, vanity unit with wash basin, towel radiator, frosted window

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, radiator

Bedroom Four

window to the rear aspect, radiator

Bathroom

fully tiled, bath with shower over, W.C, vanity unit with wash basin, airing cupboard with hot water cylinder, towel radiator, frosted window

Outside

Gardens

an open front garden with mature tree. The block-paved driveway allows off parking for three to four cars leading to the Garage. The rear garden is fully enclosed and laid mainly to lawn with flower and shrub borders and a decking area

Garage

up and over door, power, light and personal door to the side

