

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



**32 TRUESDALE GARDENS, LANGTOFT
 PE6 9QG**

£429,000

FREEHOLD



**briggs
 residential**

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Perfect for the growing family, this FIVE bedroom, extended, detached home has three reception rooms, a double garage and is set on a good sized plot with a fully enclosed garden to the rear. With three bathrooms to the first floor, this property which has never been available before and is set within one of the areas' most sought after villages, has a kitchen/breakfast room, 11' x 10' utility/breakfast room and offers versatile accommodation. Ask the Briggs Team today to book your viewing.

Front entrance door opening to

PORCHWAY

With door opening to

HALLWAY

With stairs leading to first floor.

CLOAKROOM

Comprising low flush WC and wash-hand basin.

LOUNGE 17'1 x 10' (5.21m x 3.05m)

With radiator and French doors opening onto rear garden.

DINING ROOM 11'6 x 10' (3.51m x 3.05m)

With radiator, window to front elevation and door to Kitchen.

STUDY 9'11 x 7'8 (3.02m x 2.34m)

With radiator and window to front elevation.

KITCHEN/BREAKFAST ROOM 14'11 x 9'6 (4.55m x 2.90m)

With a range of wall and base units with built-in appliances, work surface, wall tiling, breakfast area, understairs storage cupboard, radiator, window to rear elevation and door to

UTILITY/BREAKFAST ROOM 11'1 x 10'8 (3.38m x 3.25m)

With plumbing for washing machine, radiator, window to rear elevation, door to side and door to Study.

LANDING

BEDROOM ONE 12' x 10'3 (3.66m x 3.12m)

With radiator, window to front elevation, access to Dressing Room and to En-Suite.

DRESSING ROOM 8'2 x 7'3 (2.49m x 2.21m)

With radiator and window to rear elevation.

EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC and window to front elevation.

BEDROOM TWO 9' x 8'1 (2.74m x 2.46m)

With radiator and window to rear elevation.

BEDROOM THREE 8'7 x 8'6 (2.62m x 2.59m)

With radiator and window to front elevation.

BEDROOM FOUR 10'1 x 7'5 (3.07m x 2.26m)

With radiator and window to front elevation.

BEDROOM FIVE 9'10 x 6'6 (3.00m x 1.98m)

With radiator and window to rear elevation.

SHOWER ROOM

A modern suite comprising shower cubicle, wash-hand basin, low flush WC, wall tiling and window to side elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and window to rear elevation.

OUTSIDE

The property is approached via a gravel driveway which leads to a detached double garage.

The rear garden, which has a southerly aspect and provides a high degree of privacy, is perfect for wildlife and has a lawned garden, various mature shrubs, trees and conifers.

EPC RATING: TBC

COUNCIL TAX BAND: D (SKDC)



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