

Monday to Friday, 9.00am until 6.00pm  
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**OPENING HOURS**



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**O**ffered for sale with no chain, this excellent four bedroom detached family home, which benefits from having a double garage, is offered for sale in good decorative order throughout. With two reception rooms and a good size kitchen, this much loved home has a master bedroom with en-suite and is situated on this popular estate ideal for young families and close to local schools. Call the Briggs Residential team today to book your viewing.

Front entrance door opening to

#### HALLWAY

With radiator and stairs leading to first floor with built-in cupboard below.

#### CLOAKROOM

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

#### LOUNGE 16'4 x 11'5 (4.98m x 3.48m)

With bay window to front elevation, feature fireplace, radiator and double opening doors leading to

#### DINING ROOM 12'4 x 9'1 (3.76m x 2.77m)

With radiator and patio doors leading to rear garden.

#### KITCHEN 13'8 x 8'3 (4.17m x 2.51m)

With a range of ample wall and base units with built-in appliances, plumbing for washing machine, space for fridge and freezer, work surface, wall tiling, radiator, two windows to side elevation and door leading to rear garden.

#### LANDING

With built-in airing cupboard and window to side elevation.

#### BEDROOM ONE 13'2 x 9' (4.01m x 2.74m)

With radiator, window to front elevation and door to

#### EN-SUITE

Comprising shower cubicle, wash-hand basin, low flush WC, half-tiled walls, radiator and window to side elevation.

#### BEDROOM TWO 11'5 x 9' (3.48m x 2.74m)

With radiator and window to rear elevation.

#### BEDROOM THREE 10'3 x 8'7 (3.12m x 2.62m)

With radiator and windows to front and side elevations.

#### BEDROOM FOUR 8'6 x 6'5 (2.59m x 1.96m)

With radiator and windows to rear and side elevations.

#### BATHROOM

Comprising panelled bath with mixer tap and shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to side elevation.

#### OUTSIDE

The property is approached via a private double-width block-paved driveway which provides parking for several cars and leads to a detached double garage with two up-an-over doors, power and lighting.

The rear garden has a large patio area and is fully enclosed by fencing and is mainly laid to lawn with well stocked borders and mature tree.

EPC RATING: C

COUNCIL TAX BAND: D (SKDC)



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