

4 Bedroom(s), Detached House, Freehold

Forest Grange, Cantley.



- 3D Virtual Tour Available
- Two Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Front and Rear Gardens

- Lovely Detached Family Home
- Breakfast Kitchen and Utility Room
- Four Double Bedrooms En Suite to Master
- Integral Garage and Driveway Allowing for Off Road Parking
- Popular Location in Cantley

£275,000

Reduced

Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... 5 Forest Grange is a wonderful, modern family home in a friendly and quiet cul-de-sac. The flow of the house is perfect for daily family living and the rooms feel spacious and airy. The generous master bedroom has an en-suite bathroom as well as double depth fitted wardrobes which provide plenty of storage. In addition to this, the large garden has a lovely patio area and is south-facing- enjoying sunshine all day long in the summer month.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 63.2 sq.m. FLOORS 1 & 2: 61.6 sq.m.
EXCLUDED AREA: GARAGE: 14.9 sq.m.
TOTAL: 129.7 sq.m.

Matterport

Entrance Hallway



Breakfast Kitchen



Utility Room



Lounge



Dining Room



Master Bedroom With En Suite



Ground Floor W/C



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR: 61.2 sq.m. FLOOR 1: 61.6 sq.m.
EXCLUDED AREA: GARAGE: 14.5 sq.m.
TOTAL: 125.3 sq.m.

NOTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Second Bedroom



Third Bedroom



Fourth Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -Yes

Average Annual Electricity Bills - Approx. £2000 for both gas AND electricity

Average Annual Gas Bills - As above

Average Annual Water Bills - About £370

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2002

Water Heating System - Gas boiler with tank2002

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - Unknown

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	