

£625,000  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

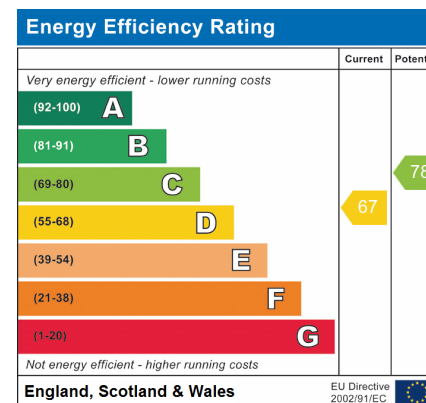


## Summary of Property

Thomas Connolly Estate Agents are delighted to present this five bedroom detached family home situated in the desirable residential area of Old Farm Park, which overlooks a paddock area for added privacy and gives ideal accommodation for family living. This property benefits from walking distance to local amenities and Caldecotte Lake and Park is only a short drive away.

The accommodation in brief comprises; ground floor - entrance hall, downstairs cloakroom, kitchen, utility room, dining room, study, sitting room and conservatory. The first floor offers five bedrooms, en-suite shower room to the master and a family bathroom. This property also benefits from a detached double garage, driveway parking for up to three cars and both front and rear gardens.

Please contact us for further information or to confirm your viewing appointment.



# Room Descriptions

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### KITCHEN

16' x 8' 11" (4.88m x 2.72m)

### UTILITY ROOM

8' 10" x 7' (2.69m x 2.13m)

### DINING ROOM

12' 8" x 10' 6" (3.86m x 3.20m)

### SITTING ROOM

20' x 12' 3" (6.10m x 3.73m)

### CONSERVATORY

12' 11" x 9' 7" (3.94m x 2.92m)

### STUDY

6' 3" x 8' 11" (1.91m x 2.72m)

## FIRST FLOOR

### BEDROOM ONE

13' 6" x 10' 10" (4.11m x 3.30m)

### EN SUITE TO THE MASTER BEDROOM

### BEDROOM TWO

12' 3" x 10' 5" (3.73m x 3.18m)

### BEDROOM THREE

12' 3" x 9' 4" (3.73m x 2.84m)

### BEDROOM FOUR

10' 10" x 7' 8" (3.30m x 2.34m)

### BEDROOM FIVE

8' 11" x 8' 6" (2.72m x 2.59m)

### FAMILY BATHROOM

## EXTERIOR

### FRONT AND REAR GARDEN

### DOUBLE GARAGE

### DRIVEWAY PARKING FOR UP TO THREE CARS

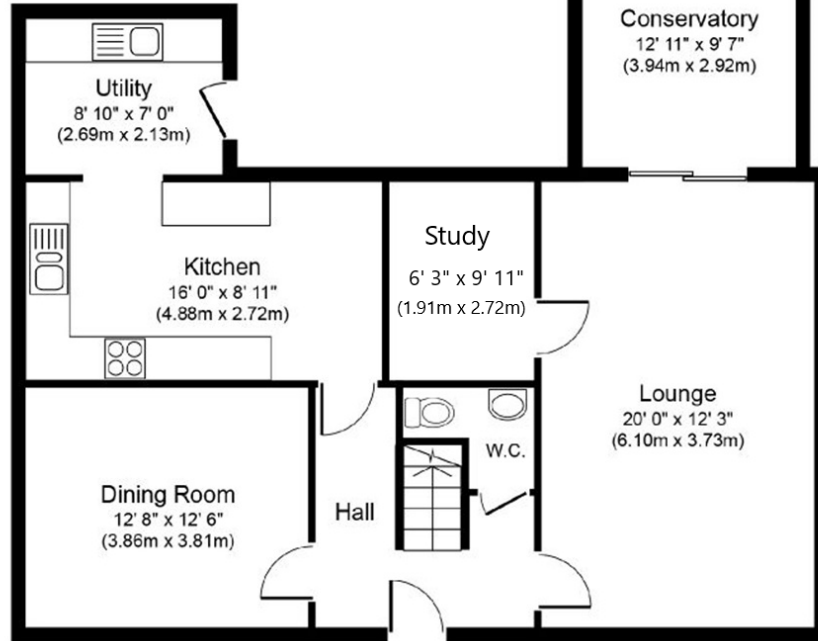
### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as

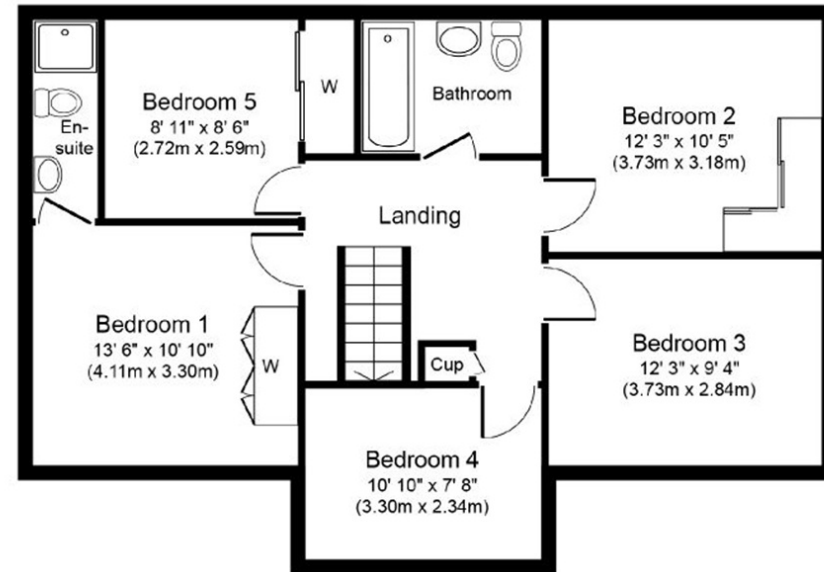


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**Ground Floor**



**First Floor**

**Approx. Gross Internal Total Floor Area 1,653 sq. ft. (153.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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