



- Views Over Countryside
- Family Bathroom WC
- Utility Room & Cloakroom WC
- Council Tax Band F

- 4 Double Bedrooms
- Lounge/Dining Room
- Study & Garage

- En-suite Shower Room WC
- Kitchen/Breakfast Room
- South Facing Rear Garden

A well presented and spacious 4 bedroom detached house with south facing rear garden, situated on a cul de sac within the Darras Hall Estate. With gas fired central heating and sealed unit double glazing. From the Entrance Hall, stairs to first floor accommodation. The Cloakroom/WC is fitted with a low level wc and wash basin. The study is to the front and the Lounge/Dining Room features a wood burning stove with sliding patio door to rear garden. The Kitchen/Breakfast Room is fitted with a range of base and wall units with sink unit and an island unit incorporating electric oven, gas hob with extractor above. The breakfast area has french doors to rear garden. From the Kitchen a door leads to the Utility Room with sink unit, plumbing for washing machine, gas boiler, door to garden and door to garage with electric access door. Stairs lead from the hall to the First Floor Landing with loft access hatch. Bedroom 1 is to the front with en-suite shower room fitted with walk-in shower, wash basin and wc. Bedroom 2 is a good sized double to the rear. Bedroom two is to the front with Bedroom 4 to the rear. The Family Bathroom is fitted with a freestanding bath, shower enclosure, wc and wash basin.

Externally, to the front is a driveway, lawn and mature hedge to boundary. The south facing rear garden has lawn, deck terrace and stone wall.

Entrance Lobby 4'9" x 3'11" (1.450 x 1.195)

Entrance Hall 12'8" x 6'4" (3.875 x 1.942)

Lounge/Dining Room 26'1" x 15'8" (7.962 x 4.784)

Kitchen/Breakfast Room 22'0" x 11'2" (6.718 x 3.420)

Utility Room 15'0" x 6'4" (4.585 x 1.937)

Study 9'9" x 8'7" (2.983 x 2.626)

Cloakroom WC

Garage 18'5" x 15'8" (5.633 x 4.800)

First Floor Landing

Bedroom 1 14'8" x 10'6" (4.491 x 3.206)

En-suite Shower Room WC

Bedroom 2 15'5" x 11'5" (4.708 x 3.501)

Bedroom 3 13'10" x 10'5" (4.217 x 3.198)

Bedroom 4 11'6" x 10'10" (3.524 x 3.318)

Family Bathroom WC





Energy Performance: Current D Potential B

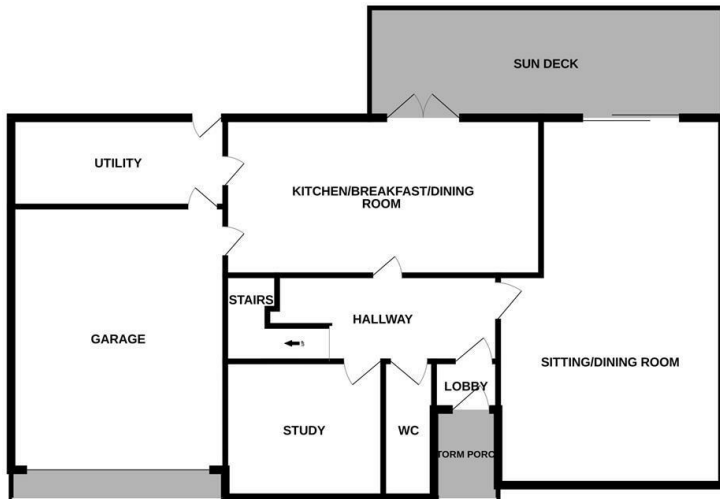
Council Tax Band: F

Distance from School:

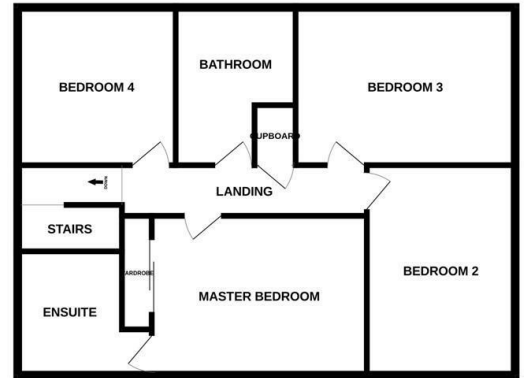
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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