



4



2



3

- 4 Bed 'Dormer' Style House
- Snug with Patio Doors
- 2nd Bathroom & 3 Beds to 1st Fl
- Superb Extended Family Property

- 24' Lounge with Fireplace
- Breakfasting Kitchen
- Double Garage with Electric Door

- Dining Room
- Master Bed & Bathroom to Gnd Fl
- Lovely Gardens

This well appointed and presented 4 bedroomed detached 'dormer' style house has been extended to provide spacious family accommodation, within this highly sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with storage cupboard, and on to the 24' Lounge, a lovely room with ample natural light with 3 windows to the front and 3 to the side and the focal point of which is a coal effect electric fire within a Minster style surround. The Dining Room is open to the kitchen and the Snug, with patio doors to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with split level double oven with warming drawer, 4 ring ceramic hob with extractor over, integral fridge and freezer with matching doors, plumbing for a washer and dishwasher, central island with breakfast bar and karndean flooring. Bedroom 1 is to the side and has wall to wall wardrobes with storage cupboards over. The Bathroom/WC has a low level wc, vanity unit with wash basin, corner bath and shower cubicle with mains shower. Stairs lead from the hall the the First Floor Landing, with airing cupboard. Bedroom 2 has a range of fitted wardrobes and is to the front. Bedroom 3 has fitted wardrobes and is to the rear. Bedroom 4 is to the side. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin with mirror fronted cabinet over, panelled bath with shower mixer and screen and fully tiled surrounds. The Double Garage is attached with electric up and over door.

Externally, the Front Garden is lawned, with mature trees, driveway to the garage and hedge for privacy, The Rear Garden has decking, a large lawn, making it ideal for family use, a range of shrubs and patio.

Errington Road is conveniently situated for schools for all ages, with good access to a good choice of shops, pubs & restaurants and sporting and leisure facilities.

Entrance Hall 8'7 x 4'3 (2.62m x 1.30m)

Reception Hall

Lounge 24'2 x 14'2 (7.37m x 4.32m)

Dining Room 11'6 x 10'7 (3.51m x 3.23m)

Snug 11'2 x 10'5 (3.40m x 3.18m)

Breakfasting Kitchen 13'2 x 12'7 (4.01m x 3.84m)

Bedroom 1 12'3 x 13'2 (max into wardrobes) (3.73m x 4.01m (max into wardrobes))

Bathroom/WC 8'6 x 8'6 (max) (2.59m x 2.59m (max))

First Floor Landing

Bedroom 2 14'2 x 15'9 (into recess) (4.32m x 4.80m (into recess))

Bedroom 3 13'4 x 15'6 (max into 'robes) (4.06m x 4.72m (max into 'robes))

Bedroom 4 10'11 x 8'6 (3.33m x 2.59m)

Bathroom/WC 9'2 x 5'1 (2.79m x 1.55m)

Double Garage 17'6 x 16'10 (5.33m x 5.13m)



Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.