



- 4 Bedrooms
- Utility Room
- Garage
- Council Tax Band E

- Open Plan Kitchen/Dining & Sitting Room
- Ground Floor Bedroom with En-suite
- View over Countryside

- Lounge
- Family Bathroom
- Lovely Gardens

A beautifully appointed and presented 4 bedroom detached house, in an excellent location on the periphery of this sought after village. Extended and updated to a high standard by the current owners, this property provides spacious and flexible family accommodation. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge with coal effect real flame gas fire within an attractive contemporary surround and bow window to the front. From the entrance hall door to the magnificent open plan Kitchen, Dining and sitting room with bi-folding doors to the rear garden. The Kitchen is fitted with a comprehensive range of wall, drawer and base units with center island unit with inset sink, split level oven, microwave, 5 ring Neff gas hob with extractor over, integral dishwasher, larder fridge and freezer and Velux roof light. An Inner Hall leads to a Utility Room with plumbing for a washer and Guest/Bedroom 4, with roof light, door to the rear and En Suite Shower/WC, with wc, vanity unit with wash basin and double shower cubicle with mains shower. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 has wall to wall wardrobes and a pleasant aspect to the front. Bedroom 2 is to the rear and has fitted double wardrobes and a storage cupboard. Bedroom 3 has fitted wardrobes and drawer units and is to the front. The family Bathroom/WC has been refurbished with a contemporary white suite with waterfall taps, with wc with concealed cistern, wash basin with mirror with integral light over, double ended bath and shower quadrant with rainhead and hand held showers over. The Garage is attached with electric roller shutter door and loft storage.

Ladywell Way is conveniently located for excellent village amenities including Pont Park, schools for all ages, wide choice of shops, a range of sporting and leisure facilities and variety of pubs and restaurants.

Entrance Hall

Lounge 16'9" x 11'4" (5.108 x 3.479)

Open Plan Kitchen / Dining & Living Room 32'2" x 17'11" (9.812 x 5.477)

Utility Room

Ground Floor Bedroom 4

En-suite Shower Room WC

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom WC

Garage





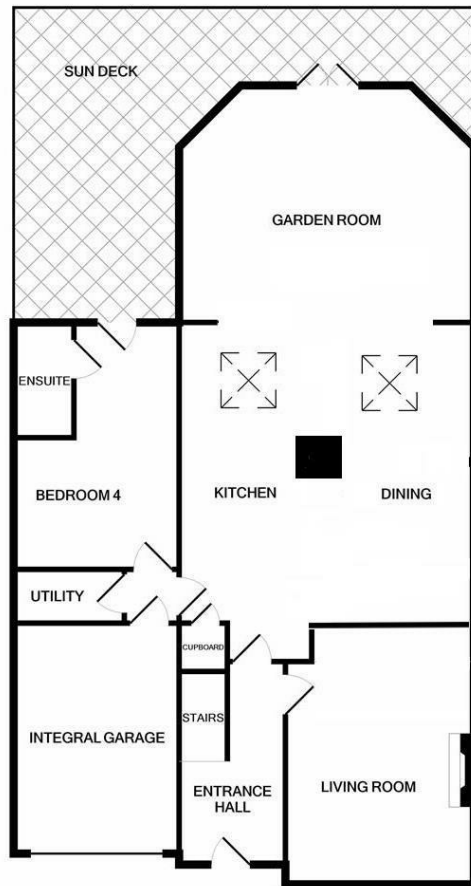
Energy Performance: Current D Potential B

Council Tax Band: E

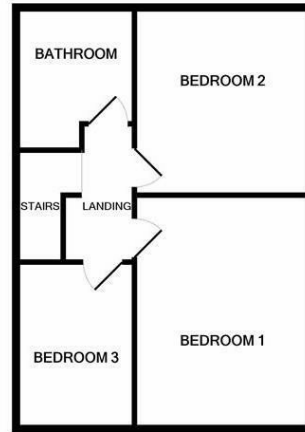
Distance from School:

Distance from Metro:

Distance from Village Centre:



GROUND FLOOR
APPROX. FLOOR
AREA 1135 SQ.FT.
(105.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 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. 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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