

- Four Bedrooms
- Kitchen/Dining Room
- Two Garden Sheds

- Two Bath/Shower Rooms
- Double Length Garage
- Solar Panels

- Lounge
- Summerhouse
- Close to Primary School and Shops

A very well presented, 4 bedroom detached house which has been updated by the current owners and offers spacious and versatile family accommodation. The property features an integrated fitted kitchen by Cavendish Kitchens and a recent modern family Bathroom. Reception hall with stairs to first floor, storage cupboard and doors to two ground floor double bedrooms to the front. The Family bathroom is fitted with a bath, walk in shower, WC, wash basin with storage, illuminated mirror and underfloor heating. The open plan Kitchen/Dining room is fitted with a range of units with granite worktops and inset sink unit. Appliances include an Aga Rangemaster oven, integrated fridge, freezer, dishwasher, washing machine and double doors to the rear. The large 8 meter Lounge has a gas fire inset into a tradition style surround and also features double doors to the rear. From the reception hall stairs to first floor land with airing cupboard housing the hot water storage cylinder, Bedroom 3 with window to rear and built in storage cupboard and access door to eaves storage. Bedroom 4 is to the front and currently used as a family room and features exposed beams. The Shower room has shower enclosure, wc and wash basin. From the kitchen, door to a double length garage with door to rear garden. The property also benefits from Solar roof panels.

Externally to the front is a lawn and a large driveway providing parking for several cars and access to the garage. The private rear garden has lawn with planted beds and mature shrubs and trees. There are two wooded deck seating areas, two sheds and a summer house.

The Property is situated close to The Broadway Shops and Darras Hall Primary School.

Council Tax Band F

Reception Hall 14'0" x 6'9" (4.286 x 2.060)

Lounge 28'1" x 13'7" (8.580 x 4.165)

Kitchen/Breakfast Room 24'11" x 10'0" (7.606 x 3.057)

Bedroom 1 12'7" x 11'0" (3.852 x 3.355)

Bedroom 2 11'0" x 11'0" (3.367 x 3.360)

Family Bathroom

First Floor Landing

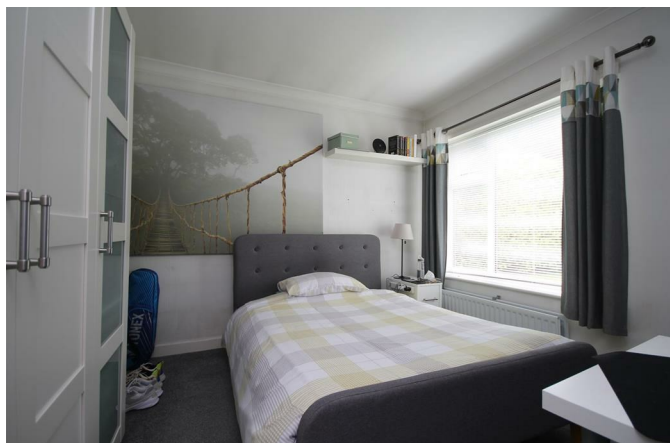
Bedroom 3 14'10" x 14'6" (4.532 x 4.438)

Bedroom 4 17'1" x 18'2" (5.217 x 5.538)

Shower Room

Garage 30'6" x 10'0" (9.309 x 3.063)





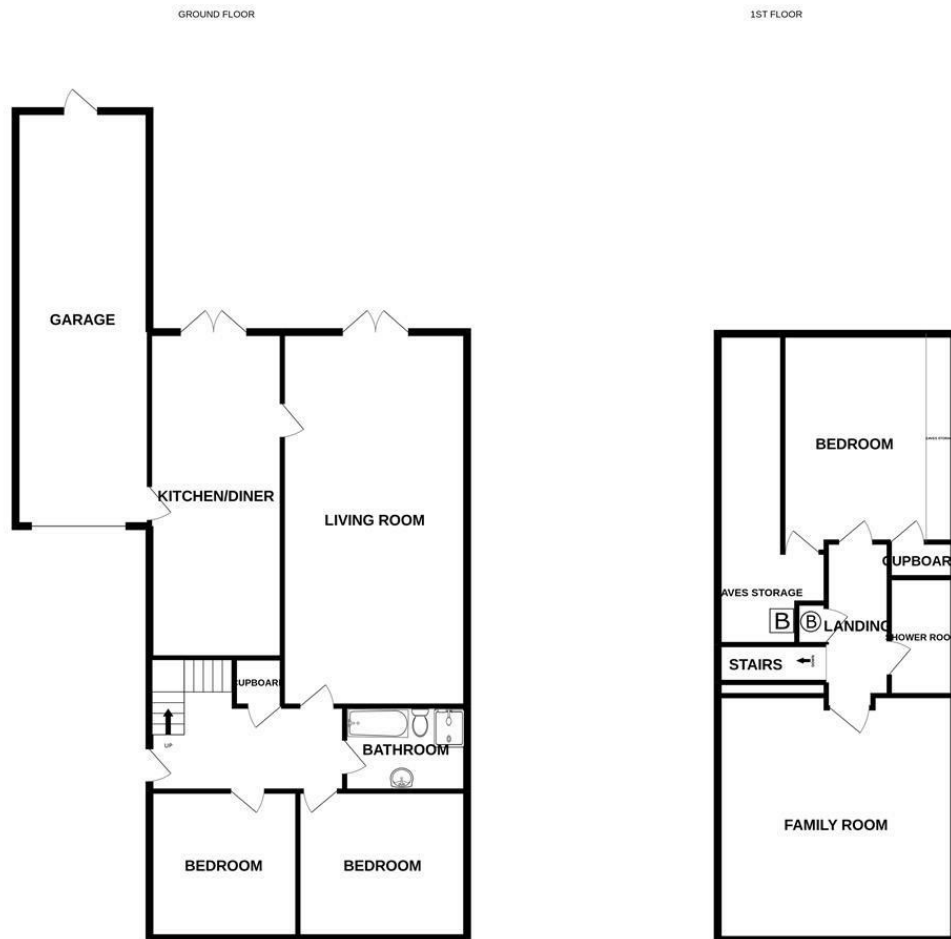
Energy Performance: Current C Potential B

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:



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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