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- 4 Bed Detached House
- 23' Family Room with French Doors
- Cloaks/WC; Utility Room
- Lovely Views

- Extended & Well Appointed
- Dining Room with Half Panelled Walls
- Double Garage with Electric Door

- 19' Lounge with Fireplace
- Breakfasting Kitchen
- Private West Facing Family Garden



A beautifully presented and extended 4 bedroomed detached house, within an excellent location, with lovely views. Well appointed and with gas fired central heating and sealed unit double glazing, the Reception Hall has Karndean flooring and an understair storage cupboard. The Cloakroom has a low level wc, pedestal wash basin, half panelled walls and Karndean flooring. The focal point of the 19' Lounge is a coal effect real flame gas fire within an attractive Adam style surround. The Dining Room, with half panelled walls is open to the 23' Family Room, a superb addition to the property, overlooking and with French doors to the rear garden. There is also a Study with a dado rail. The Breakfasting Kitchen is fitted with a range of wall and base units with ceramic sink unit, concealed lighting over the work surfaces, split level double oven, 4 ring electric hob with extractor over and integral dishwasher with matching door. The Utility Room has a range of units, wine cooler, sink unit, cloaks and storage cupboards and a door to the rear. Stairs lead from the hall to the First Floor Landing, with feature arched window, shelved linen cupboard and access to the loft. Bedroom 1 has wonderful views over countryside to the rear and an En Suite Shower/WC, with low level wc, vanity unit with wash basin and storage and shower cubicle with mains shower. Bedroom 2 also enjoys views to the rear, whilst Bedrooms 3 and 4 are both to the front. The family Bathroom/WC has been refurbished with a low level wc, wash basin with storage under and mirror fronted cabinet over and 'L' shaped bath with rainhead shower and screen. There is a Double Garage with electric roller shutter door.

Externally, the Front Garden is lawned with range of shrubs and block paved double width driveway to the garage. The private Rear Garden faces West, with patio, lawn, shrubs and conifer hedge.

Abbey Grange is well placed for access to schools and transport links, with good access to the A69 and A1.

#### Reception Hall

**Cloakroom/WC** 5'4 x 3'8 (1.63m x 1.12m)

**Lounge** 19'10 x 11'10 (6.05m x 3.61m)

**Family Room** 23'9 x 11'9 (7.24m x 3.58m)

**Dining Room** 10'10 x 10'8 (3.30m x 3.25m)

**Study** 8'9 x 7'5 (2.67m x 2.26m)

**Breakfasting Kitchen** 10'9 x 10'9 (3.28m x 3.28m)

**Utility Room** 12'6 x 5'8 (3.81m x 1.73m)

#### First Floor Landing

**Bedroom 1** 12'11 x 12'3 (+dr recess) (3.94m x 3.73m (+dr recess))

**En Suite Shower/WC** 5'2 x 8'1 (max) (1.57m x 2.46m (max))

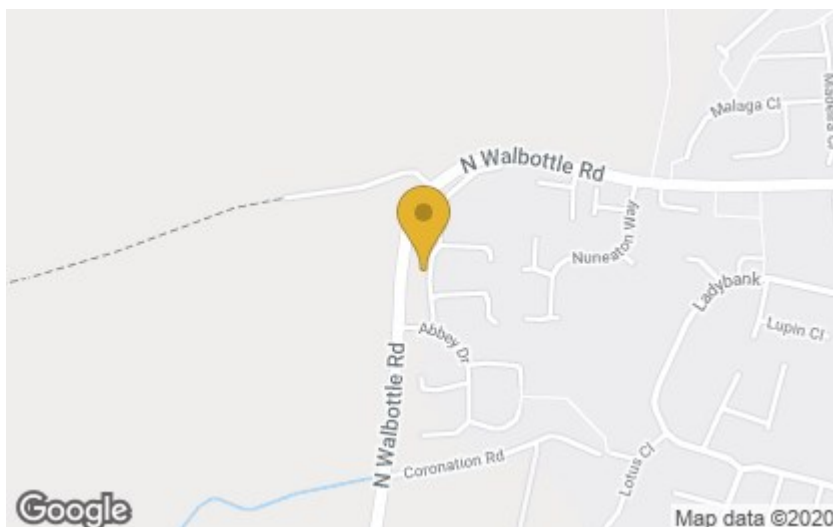
**Bedroom 2** 12'2 x 11'11 (3.71m x 3.63m)

**Bedroom 3** 12' x 8'4 (3.66m x 2.54m)

**Bedroom 4** 9'6 x 7'8 (2.90m x 2.34m)

**Bathroom/WC** 9' x 6'4 (2.74m x 1.93m)

**Double Garage** 16'8 x 14'6 (5.08m x 4.42m)



Energy Performance: Current D Potential B

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.