



4

2

2

- Detached House
- Conservatory
- Two First Floor Bedrooms
- Council Tax Band F/ EPC Rating c

- Ground Floor Bedroom & En-suite
- Utility & Cloaks WC
- Bathroom

- Open Plan Kitchen/Dining/Living
- Dining Room or 4th Bed
- Garage

A deceptively spacious, 4 bedroom dormer style house. Offering great potential to modernize and in an excellent location on this popular road within the Darras Hall Estate. Constructed circa 1990's, with west facing rear garden. The Entrance porch opens to a large welcoming Reception Hall with stairs to first floor, two built in cupboards and a Cloakroom WC. The spacious open plan Kitchen, Dining and Living room is to the rear and fitted with a range of base and wall units with inset sink unit, electric oven, electric hob with extractor over and integrated dishwasher. The Living area has a contemporary fire surround with inset gas fire and two sets of double doors to the rear garden. From the kitchen, double doors open to the conservatory with double doors to the garden. Also from the Kitchen, door to a utility room fitted with a range of units with sink and door to outside. From the hall, a Formal Dining Room which could be used as a 4th bedroom with window to the side. The Ground Floor Bedroom suite is to the front with fitted wardrobes and En-suite equipped with a shower enclosure, WC, and wash basin. Stairs lead to the first floor landing with two double Bedrooms. The Bathroom is fitted with Bath with shower over, wc, and wash basin with cupboard storage. From the Entrance Porch, door to the Garage with electric access door, wall mounted boiler and loft hatch with pull down ladder.

Externally to the front, gates open to a block paved drive which leads to the Garage. The front garden has lawn. The west facing rear garden features, a mix of trees and shrubs to borders, paved patio, lawn, greenhouse and pergola.

Available Now and Offered with No Onward Chain.

**Entrance Porch 7'6" x 4'0" (2.291 x 1.238)**

**Reception Hall**

**Cloakroom WC 8'3" x 4'7" (2.537 x 1.418)**

**Open Plan Kitchen/Dining & Living Room**

**Kitchen / Dining Area 16'5" x 10'10" (5.014 x 3.321)**

**Living Area 20'2" x 13'6" (6.157 x 4.125)**

**Conservatory 14'3" x 10'2" (4.344 x 3.102)**

**Dining Room / Bedroom 4 12'4" x 11'10" (3.774 x 3.625)**

**Ground Floor Bedroom 1 16'3" x 13'2" (4.957 x 4.019)**

**En-suite Shower Room WC**

**Garage 23'1" x 16'6" plus 12'0" x 6'11" (7.061 x 5.033 plus 3.682 x 2.118)**

**First Floor Landing**

**Bedroom 2 14'9" x 10'8" (4.511 x 3.276)**

**Bedroom 3 14'9" x 10'8" (4.516 x 3.270)**

**Bathroom WC**





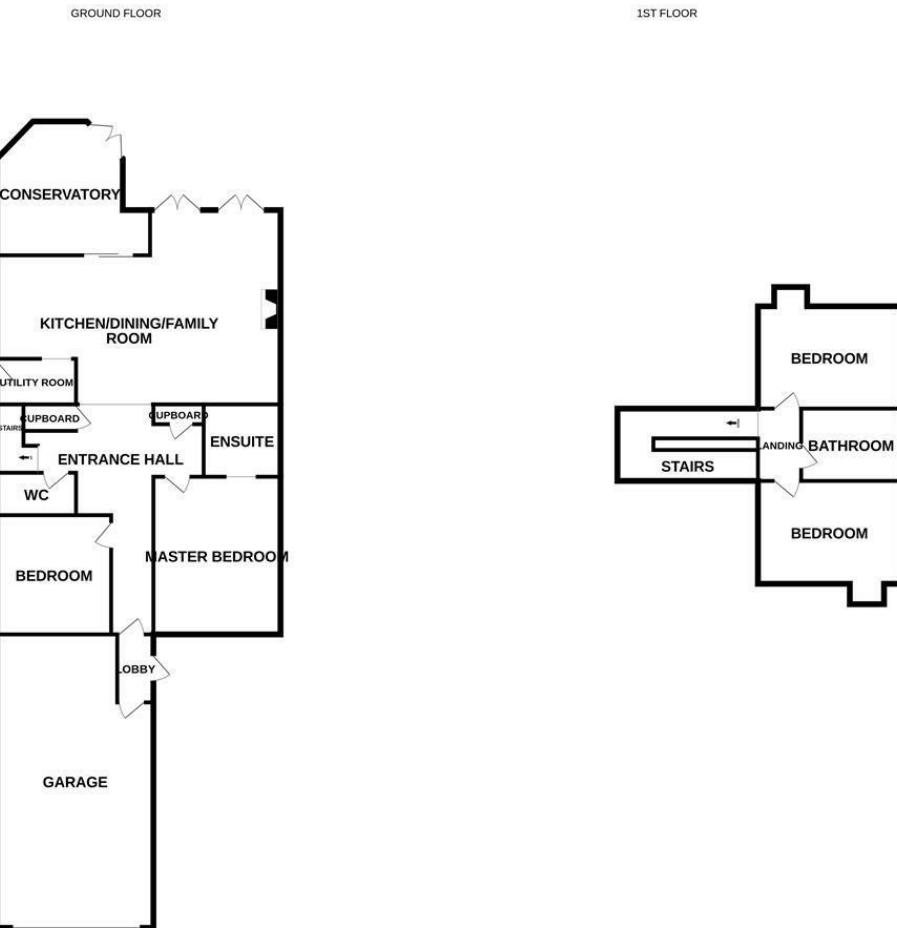
Energy Performance: Current C Potential B

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 condition or efficiency can be given.  
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