



- Detached House
- Kitchen
- Ground Floor Bathroom / WC

- Five Bedrooms
- Family Room
- Master En-suite / WC

- Lounge / Dining Room
- Utility Room
- Family Bathroom / WC

A spacious 5 bedroomed detached house, offering flexible accommodation with potential to create a separate ground floor annex. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Lounge / Dining room the focal point of which is a gas fire within an attractive modern surround. There is a bay to the front, built in storage cupboard and opens to the Dining Area with double doors to the garden. The Breakfasting Kitchen is superbly fitted with a comprehensive range of wall and base units, contrasting worktops with inset sink unit, built in double oven, microwave, gas hob and extractor hood. There is a family room with fitted study furniture and a Utility Room with built in storage cupboards, sink unit and plumbing for washing machine. The ground floor bathroom is superbly fitted with bath with shower over, wash basin set into vanity units and WC. Stairs lead from the hall to the First Floor Landing with loft access hatch and built in storage cupboard. Bedroom 1 has built in wardrobes and drawer unit with En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle. Bedroom 2 has built in wardrobes and drawer units. Bedroom 3 also has a built in wardrobes, bed bases with overhead storage cupboards, Bedroom 4 with fitted wardrobes and Bedroom 5 with fitted bedroom furniture. The Bathroom/WC is fitted with a low level wc, wash basin set into vanity unit and bath with shower over.

Externally, there is a lawned front garden with wide driveway and side access to the Rear garden with lawn, patio and timber garden studio/home office with power, light and electric radiator.

Occupying an excellent cul de sac location within the Windsor Gardens estate, just off Etal Lane, this property is ideally situated for local schools as well as excellent road and public transport links into the city, the airport and other surrounding areas. There is also excellent access to the A1 and A69

Entrance Hall

Lounge 15'11" x 13'4" (4.857 x 4.088)

Dining Area 9'10" x 7'8" (3.007 x 2.360)

Kitchen 17'6" x 9'0" (5.359 x 2.748)

Family Room 17'5" x 8'4" (5.334 x 2.542)

Utility Room 10'11" x 8'2" (3.330 x 2.496)

Ground Floor Bathroom/WC

Bedroom 1 9'2" x 9'9" (2.799 x 2.981)

En-suite Shower Room / WC

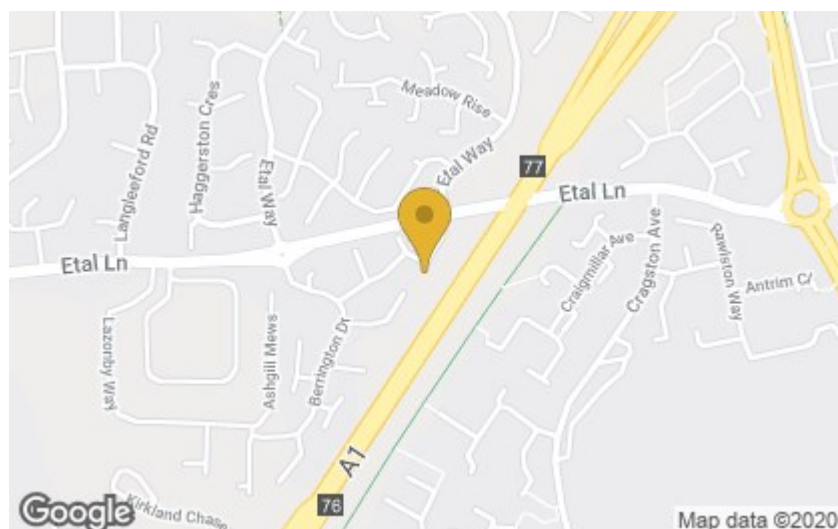
Bedroom 2 14'0" x 8'9" (4.274 x 2.674)

Bedroom 3 8'8" x 12'1" (2.651 x 3.695)

Bedroom 4 8'7" x 6'3" excluding wardrobes (2.633 x 1.910 excluding wardrobes)

Bedroom 5 5'11" x 7'6" max (1.824 x 2.3 max)

Bathroom WC 6'0" x 5'6" (1.831 x 1.695)



Energy Performance: Current C 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.