



- 4 Bedroom Detached House
- Lovely Gardens
- En-suite Shower Room
- Council Tax Band E / EPC rating C

- Immaculately Presented
- Lounge, Dining Room and Sun Room
- Family Bathroom WC

- Superb Location
- Breakfasting Kitchen & Utility Room
- Cloakroom WC & Garage

A fabulous opportunity to purchase an immaculately presented, 4 bedroom detached family home, in an excellent location within the sought after Eland Haugh development. The Entrance Hall has a Cloakroom/WC with low level suite and pedestal wash basin. The inner Hall has stairs to first floor and door to a magnificent 18' Lounge with a coal effect real flame gas fire with a traditional surround, marble inset and hearth. The Lounge opens to the Dining Room, with glazed windows and door to the Sun Room with wall mounted gas fire and double doors to the patio and Garden. The spacious Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, Neff oven, Neff gas hob with extractor over and space and plumbing for a dishwasher. The Utility Room is also fitted with cupboard units, plumbing for a washer, gas combination boiler, door to the side and door to garage. Stairs with cupboard under lead from the inner hall to the First Floor Landing, with loft access and pull down ladder. Bedroom 1 is to the rear and has a range of fitted wardrobes and overhead storage cupboards, along with an En Suite Shower/WC, with wc, vanity unit with wash basin and shower enclosure with mains shower unit. Bedroom 2, also a double is to the front. Bedroom 3 is to the front with Bedroom 4, currently used as a study is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, paneled bath with mixer tap shower. The Garage is attached with electric roller shutter door.

Externally, to the Front is a double width driveway to the Garage, lawn and path to side with gate to the lovely rear garden with patio area, lawn and well stocked borders.

Paddock Hill is ideally located for amenities including shops, schools, pubs, restaurants and leisure facilities.

**Entrance Hall**

**Cloakroom WC**

**Inner Hall**

**Lounge 18 x 11'11 (5.49m x 3.63m)**

**Dining Room 11'11 x 11'5 (3.63m x 3.48m)**

**Sun Room 12' x 12'3 (3.66m x 3.73m)**

**Breakfasting Kitchen 12'11 x 11'4 (3.94m x 3.45m)**

**Utility Room 36'1"13'1" x 16'4"32'9" (11'4 x 5'10)**

**Garage**

**First Floor Landing**

**Bedroom 1 11'11 x 10'10 (3.63m x 3.30m)**

**En-Suite Shower WC**

**Bedroom 2 10'9 x 9'3 (3.28m x 2.82m)**

**Bedroom 3 9'4 x 8'9 (2.84m x 2.67m)**

**Bedroom 4 8'9 x 8'3 (2.67m x 2.51m)**

**Bathroom WC 8'2 x 6'4 (2.49m x 1.93m)**





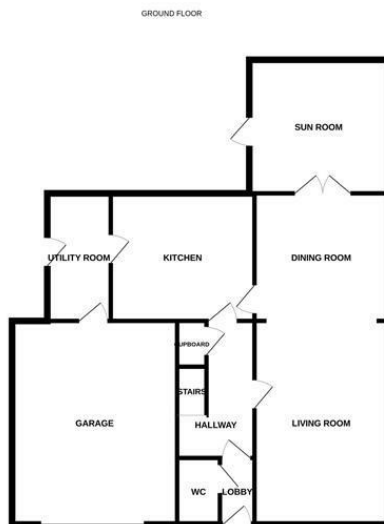
Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

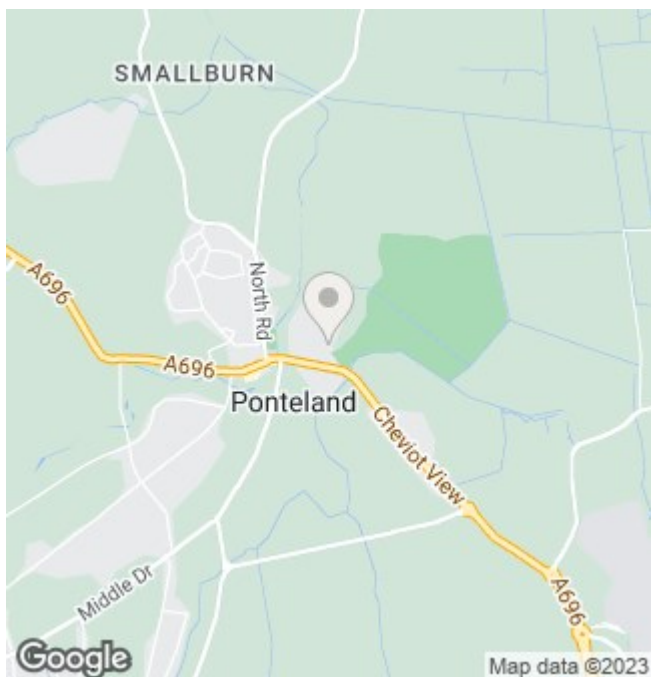
Distance from Village Centre:



1ST FLOOR



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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