



- Detached House
- Dining Room
- Cloaks WC
- Double Garage

- 4 Double Bedrooms
- Kitchen
- Master En-suite

- Lounge
- Breakfast / Utility Room
- Family Bathroom

A 4 bedroom detached house occupying a corner site, situated on a cul de sac within the Darras Hall Estate. With gas fired central heating and sealed unit double glazing. From the Entrance Hall, stairs with feature glass balustrade to first floor landing, hall storage cupboards and door to Cloakroom/WC, with low level wc and wash basin set into vanity unit. The 25' Lounge, with wood flooring and a fire, with an attractive surround, large window to front and sliding patio door to rear garden. The Dining Room also with wood flooring and window to rear. The Kitchen is fitted with a range of base and wall units with sink unit, range oven with gas hob with extractor and fridge freezer. The Breakfast Room has door to rear garden and a Utility cupboard housing the gas combination boiler and plumbing for washer. From the Breakfast room a door leads to the garage with two electric access doors. Stairs lead from the hall to the First Floor Landing with loft access hatch. Bedroom 1 is also to the front and has two built in wardrobes. Bedroom 3 is to the rear also with built in wardrobes and bedroom 4 is to the rear. The Family Bathroom is fitted with a bath, wc and wash basin.

Externally, a driveway leads to the garage and provides parking. The Front Garden has lawn, mature shrubs and gate access to a good sized Rear Garden also with lawn, patio area and a range of shrubs and mature hedging to boundaries.

Council Tax Band F

Entrance Hall 19'12" x 7'5" (60693 x 2.262)

Cloakroom WC

Lounge 25'11" x 12'9" (7.923 x 3.897)

Dining Room 10'9" x 10'3" (3.285 x 3.129)

Kitchen 14'3" x 9'6" (4.348 x 2.910)

Utility Room 14'7" x 7'9" (4.462 x 2.372)

Bedroom 1 14'0" x 10'5" (4.269 x 3.193)

En-suite Bathroom

Bedroom 2 12'11" x 11'11" (3.943 x 3.637)

Bedroom 3 12'11" x 11'4" (3.945 x 3.469)

Bedroom 4 11'9" x 11'4" (3.602 x 3.467)

Family Bathroom

Garage 19'2" x 17'5" (5.864 x 5.334)





Energy Performance: Current E Potential C

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.