



Old Grove Close



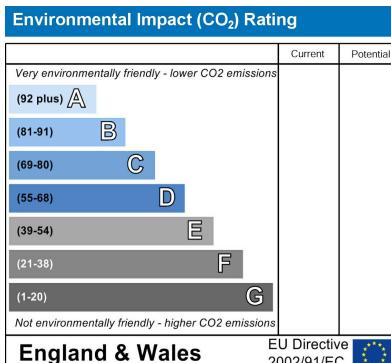
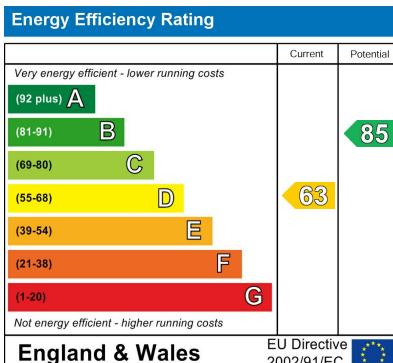
**£599,950
Freehold**

JR Sales & Letting

A well-proportioned four-bedroom detached house situated at the end of a pleasant cul-de-sac. The property features a refitted kitchen with stylish quartz stone worktops, a ground floor WC, an en-suite to the master bedroom, an integral garage providing secure parking and storage, and a rear conservatory offering additional living space. While the home requires some updating and decoration, it presents an excellent opportunity for buyers looking to add value. There is also scope for extension to the side, subject to planning permission.

Realistically priced, this property offers great potential—contact us today for more details or to arrange a viewing.

- **Four-bedroom detached house in a quiet cul-de-sac location**
- **Refitted kitchen with stylish quartz stone worktops**
 - **Ground floor WC for added convenience**
 - **En-suite to the master bedroom**
- **Integral garage providing secure parking and storage**
 - **Rear conservatory offering additional living space**
- **Realistically priced to reflect the need for updating and decoration**
- **Excellent potential to add value through modernisation**
- **Scope for side extension, subject to planning permission**
 - **Contact us today for more details or to arrange a viewing**



Front

Block paved driveway for two cars, potential for more parking. Front garden laid to lawn with shrub and flower border

Entrance

Opaque double glazed composite entrance door to the:-

Entrance Porch

Coving to ceiling. Door to:-

Hallway

Radiator with decorative cover. Dado rail. Coving to ceiling. Doors to:-

Downstairs W.C.

Opaque double glazed window to the side. Radiator. Low flush W.C. Wall hung wash hand basin. Part tiled walls. Extractor fan. Inset spotlights.

Dining Room/Play Room Study

8'10 x 8'6

Double glazed window to the rear. Radiator. Laminate wooden floor. Coving to ceiling.

Living Room

18'3 x 11'6

Double glazed sliding patio door to the rear. Radiator with decorative cover. Feature fireplace with limestone surround, cast iron inset and granite hearth. Feature gas fire (untested) Wall lights. Coving to ceiling. Laminate wooden floor.

Conservatory

17'7 x 9'7

Double glazed conservatory. French doors to the side. Laminate wooden floor. Radiator. Wall lights.

Kitchen

14'1 x 8'5

Double glazed bay window to the front. Fitted shutters. Range of wall and base fitted units in off white shaker style. Black quartz worktops offer with and underslung ceramic sink with mixer tap and drainer grooves. Tiled splash backs. Space for a range style cooker. Extractor hood over. Splash back. Recess for American style fridge freezer. Integrated washing machine. Integrated

dishwasher. Granite tiled floor. Inset spotlights to ceiling. Double glazed door to the side into the garden.

Landing

Access to loft space. Coving to ceiling. Double glazed window to the side. Dado rail. Laminate wooden flooring. Airing cupboard housing a Megaflo boiler. Doors to:-

Bedroom 1

12'2 x 11'1

Double glazed window to the rear. Radiator. Coving to ceiling. Laminate wooden floor. Range of oak fitted wardrobes. Door to:-

En-Suite

Opaque double glazed window to the side. Radiator. Low flush W.C. Pedestal wash hand basin. Tile enclosed shower cubicle with mixer valve. Extensively tiled walls. Inset spotlights to ceiling.

Bedroom 2

12'2 x 8'11

Double glazed window to the rear. Radiator. Laminate wooden floor. Coving to ceiling.

Bedroom 3

8'7 x 12'7

Double glazed window to the front. Radiator. Coving to ceiling. Laminate wooden floor.

Bedroom 4

8'11 x 6'7

Double glazed bay window to the front. Radiator. Coving to ceiling.

Family Bathroom

Opaque double glazed window to the side. Inset spotlights to ceiling. Extractor fan. Radiator. Suite comprising low flush W.C. Pedestal wash hand basin. Panel bath with Georgian style mixer tap and hand attachment. Built in storage cupboard. Extensively tiled walls.

Garden

Wrap round garden. Outside tap. Power point. Laid lawn. Mature shrub and flower borders. Side access gate.

Garage

