



**£274,000**

\*FOUR BEDROOMS\* \*TWO RECEPTION ROOMS\* \*EXTENDED SEMI-DETACHED\* \*GARDENS\* \*GARAGE\* \*AMPLE DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*IDEAL FAMILY HOME\*

Townend Estate Agents offer for sale this extended four bedroom semi-detached property. Located in a popular residential area, just a stones throw from Morrisons and the Enterprise 5 shopping complex. With excellent local schools nearby, as well as Ashfield House nursery, this property is perfect for growing families. Benefiting from gas central heating, UPVC double glazing, ample driveway parking, gardens front, side & rear, two reception rooms, master en-suite and downstairs W/C.

The property comprises briefly: Entrance, Lounge with feature fireplace, Kitchen-Diner with breakfast island, second spacious reception room/lounge, Cloaks W/C. Upstairs are four bedrooms, the master with en-suite, separate family bathroom with four piece suite. Externally to the rear is a suntrap garden, ideal for enjoying summer afternoons. Further gardens to the side, with garden store and garage. Ample driveway parking to the front.

(Dexter the dog not included!)

Ask us about....



## Norman Lane, BD2

Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft

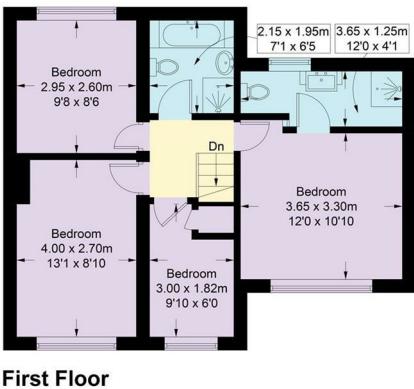
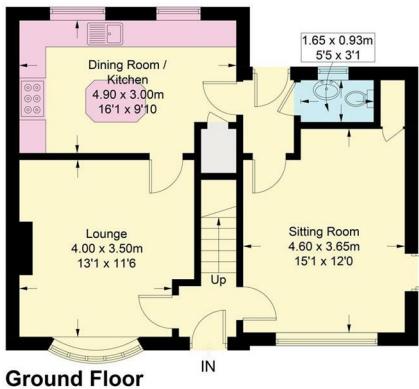


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1071726)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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