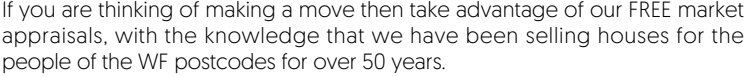


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Did you know that we have our own specialist mortgage consultants, who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

*your home may be repossessed if you do not keep up repayments on your mortgage



Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



Only a full internal inspection will fully appreciate all that this fantastic family home has to offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front door with frosted glass pane, central heating radiator, stairs to the first floor landing and doors to the garage, kitchen breakfast room, downstairs W.C. and lounge dining room.

GARAGE

8'6" x 17'4" max x 14'0" min [2.60m x 5.30m max x 4.28m min]

Accessed from the entrance hall with power and lighting, up and over door, Ideal boiler and space for a condensing dryer.

KITCHEN BREAKFAST ROOM

14'9" x 8'8" max x 6'3" min [4.50m x 2.65m max x 1.93m min]

Two UPVC double glazed windows to the front and side. Fitted with a range of modern wall and base units with laminate work surfaces, ceramic sink and drainer with mixer tap, partial glass splashback, five ring gas hob with stainless steel extractor above, integrated double oven, slimline dishwasher, undercounter fridge and freezer, wine cooler and washing machine. Kickboard heating and breakfast bar.

W.C.

6'3" x 3'5" [1.92m x 1.05m]

Frosted UPVC double glazed window to the side, central heating radiator, low flush W.C. and wash basin with tiled splashback.

LOUNGE DINING ROOM

21'11" x 13'6" max x 9'10" min [6.70m x 4.13m max x 3.00m min]

UPVC double glazed window to the rear, sliding doors to the conservatory, two central heating radiators and gas fire with marble surround and wooden mantle, coving to the ceiling.



CONSERVATORY

10'6" x 11'1" [3.21m x 3.40m]

Surrounded by UPVC double glazed windows with door leading to the rear garden. The roof has been insulated, panelled and plastered to create 'solid' ceiling.



FIRST FLOOR LANDING

16'3" x 6'3" max x 2'11" min [4.96m x 1.91m max x 0.90m min]

Frosted UPVC double glazed window to the side, central heating radiator, storage cupboard housing the hot water tank and doors to four bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 12'8" max x 6'3" min [3.25m x 3.88m max x 1.91m min]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes to two walls with partially mirrored doors and door to en suite.



EN SUITE SHOWER ROOM/W.C.

8'10" x 4'6" max x 3'9" min [2.70m x 1.38m max x 1.16m min]

Frosted UPVC double glazed window to the front, spotlights, extractor fan, chrome ladder style radiator, concealed system W.C., wash basin set into storage unit and double shower cubicle with glass screen, fully tiled.



BEDROOM TWO

10'7" x 10'9" max x 9'1" min [3.23m x 3.30m max x 2.78m min]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes.



BEDROOM THREE

10'11" x 10'7" max x 3'10" min [3.35m x 3.23m max x 1.17m min]

UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

9'6" x 6'3" [2.90m x 1.93m]

UPVC double glazed window to the front, central heating radiator and fitted desk unit with storage.

BATHROOM/W.C.

6'6" x 5'6" [2.00m x 1.68m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, low flush W.C., wash basin set into storage unit and panel bath with shower and screen, partially tiled.



OUTSIDE

To the front, a low maintenance garden with shrubbery, pebbled and lawned areas, along with a tarmac driveway providing off road parking for two vehicles leading to the integral garage. To the rear, a tiered landscaped garden with lawned areas, planted beds with railway sleepers, paved and porcelain patio areas, timber canopy and enclosed boundaries, ideal for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view, please contact our Normanton office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.