



**mather  
estates**

67 Broad Acres AL10 9LE  
Guide Price £512,500



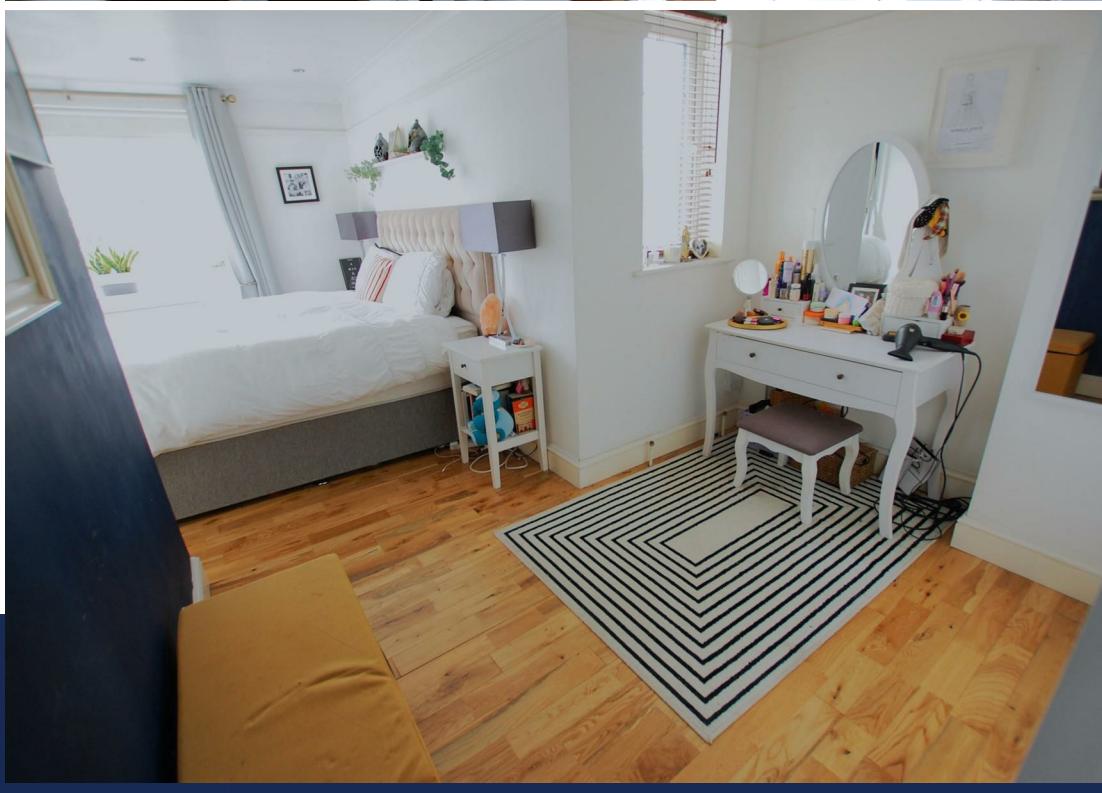
Guide Price £512,500-£525,000

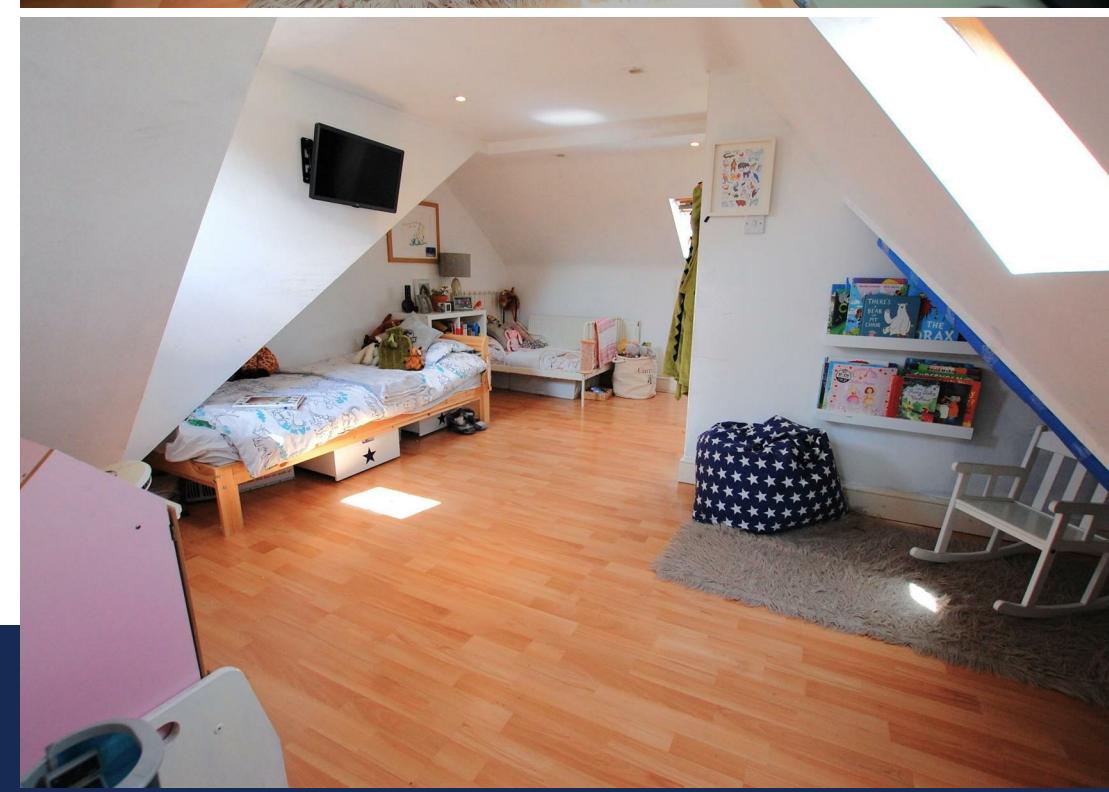
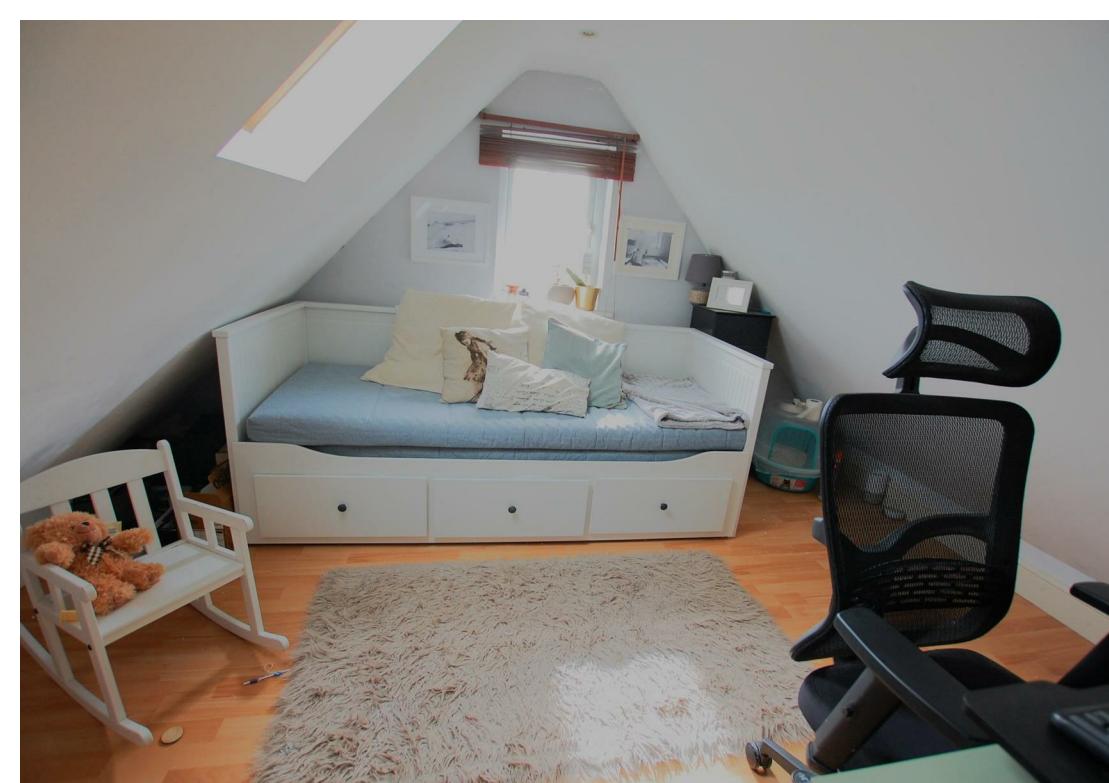
Situated in the highly sought after "Garden Village" within a short walk of the popular "Green Lanes" school is this extended and modernised bay fronted character family home.

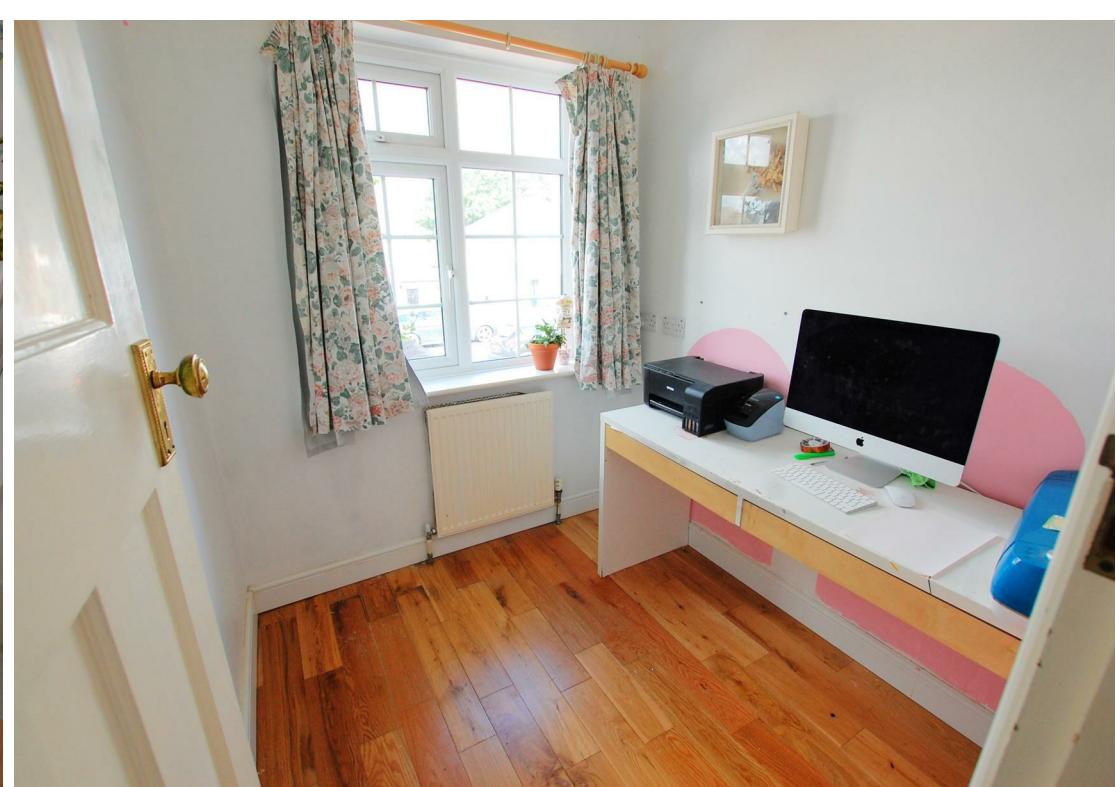
This delightful home is a credit to the owners and briefly comprises of entrance porch, entrance hall, refitted ground floor wc, 20' lounge with bay window and feature fireplace, a refitted kitchen/diner with built in appliances, walk in larder cupboard and doors to the rear garden, the first floor comprises of a gallery landing with stairs to the second floor, 19' master bedroom suite with refitted en suite, dressing room and a walk in wardrobes, two further bedrooms and a refitted family bathroom. The second floor offer a study/playroom and further bedroom. The property has Georgian style double glazed, has been re rendered and has gas radiator central heating.

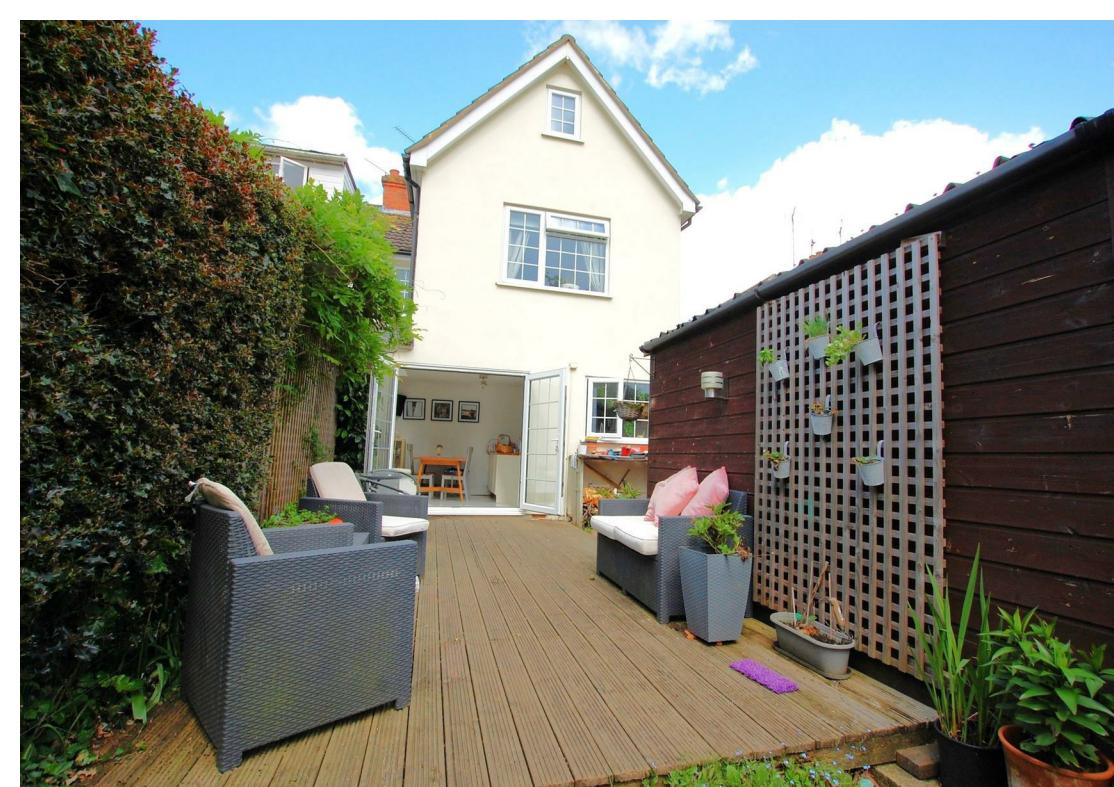
Outside there is a good sized garden with decking and patio areas for entertaining, and a summerhouse/bar, to the front there is a private driveway for two cars. Internal viewing strongly advised.











#### Entrance Porch

Double glazed entrance door to front, wood effect flooring, opening to:

#### Entrance Hall

Stairs to first floor landing with cupboards under, wood effect flooring, radiator, door to:

#### Lounge

20'1 x 10'

Double glazed bay window to front, two feature fireplaces, wood effect flooring, picture rail, radiator.

#### Refitted Kitchen/diner

15'7 x 10'1

Refitted range of wall and base units, real wood work surfaces and tiled splash backs, butler sink with mixer tap, built in oven and hob with chimney style extractor hood over, space for fridge/freezer and washing machine, large walk in larder cupboard, feature upright radiator, recessed spotlights, ceiling lantern, tiled floor, double glazed window and french doors leading to the rear garden.

#### First Floor Landing

Stairs to second floor, doors to:

#### Master Bedroom Suite

19'5 x 9'

Two double glazed windows to rear, radiator, recessed spotlights, picture rail, wood effect flooring, walk in wardrobe, door to:

#### Refitted En-Suite

Fully tiled shower cubicle with folding door, wash hand basin and wc, heated towel rail, extractor fan.

#### Bedroom Three

12'8 x 9'5

Double glazed bay window to front, radiator, fireplace, wood flooring, radiator.

#### Bedroom Four

6'6 x 6'1

Double glazed window to front, radiator, wood effect flooring.

#### Refitted Family Bathroom

Comprising of bath with mixer tap and shower over, vanity wash hand basin with mixer tap and cupboard under, concealed cistern wc, recessed spotlights, heated towel rail, wood effect flooring, double glazed window to rear.

#### Second Floor Landing

Double glazed window to side, door to:

#### Study/Playroom

15'5 x 14'9

Double glazed window to rear and "Velux" window to front, radiator, opening to:

#### Bedroom Two

12' x 10'2

Double glazed window to rear and two "Velux" windows to side, radiator, wood effect flooring.

#### Private Driveway

Private bloc paved driveway for two vehicles, flower bed with decorative slate stones, shared driveway to side with gate to rear garden.

#### Rear Garden

Decked patio to immediate rear with lighting, lawn, further paved patio area, mature flower, shrubs and evergreens, timer outhouse with double doors to front, personal door to side and window to rear.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

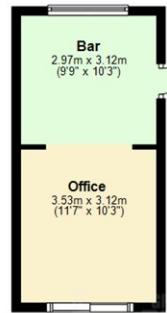
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

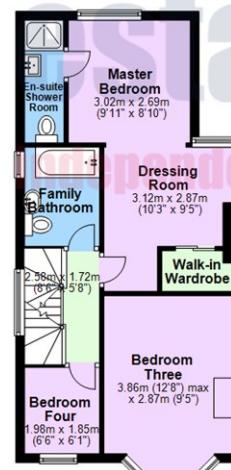
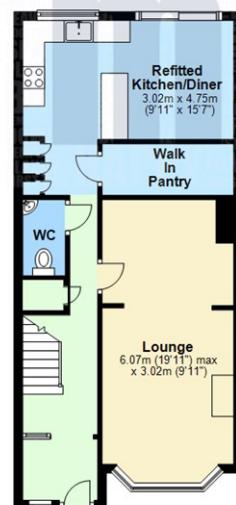
Ground Floor



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Second Floor

First Floor



Total area: approx. 150.3 sq. metres (1617.5 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

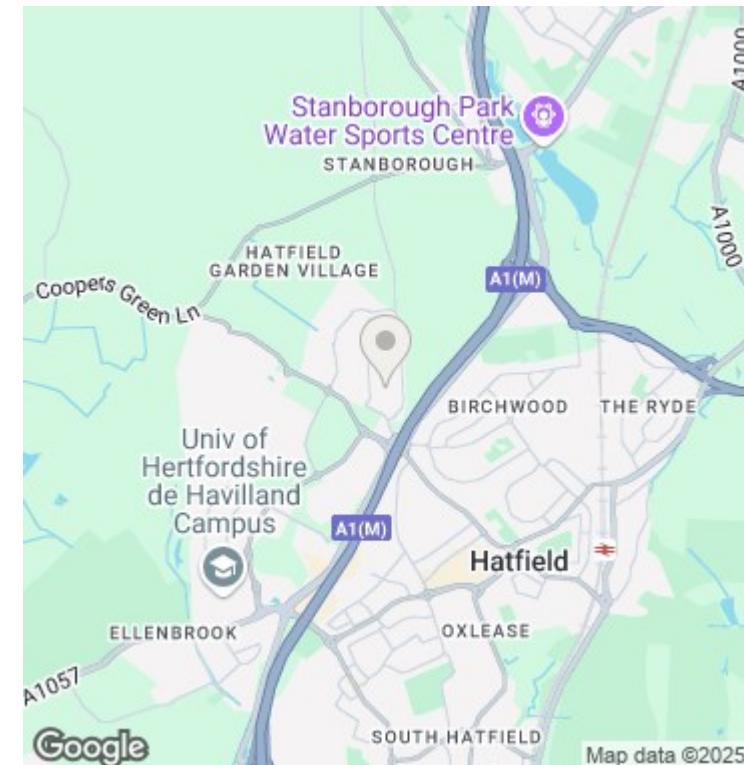
Plan produced using PlanIt.



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independent agents

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			
EU Directive 2002/91/EC		80	63
England & Wales			

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			
EU Directive 2002/91/EC			
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