

GARDEN

Rear garden, with lawned area, paved patio area and access to the garage.

VIEWING

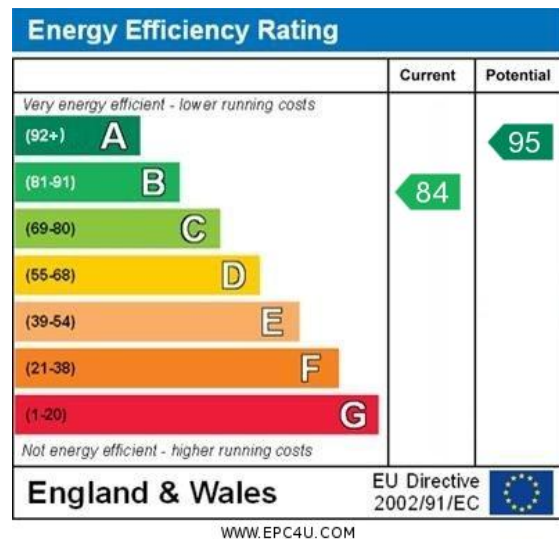
Key Accompanied - Telephone first

SOLD AS SEEN

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Asking Price £280,000

100 % part exchange available anywhere in the UK.

- Excellent Family Living Accommodation
- Ready To Walk Into New Home
- Spacious Lounge, GF Cloaks , WC
- Fitted Modern Kitchen With Zanussi Appliances
- 4 Bedrooms , Master With En Suite
- Family Bathroom , CH, DG
- Gardens To Front And Rear
- Off Road Parking, Garage
- Viewing Highly Recommended
- Council Tax Band C





Property Description

Ross Estate Agents are delighted to bring to the market this new build property ready to walk into with excellent family living accommodation over 3 floors. The property is located in a cull de sac location, close to local schools, amenities and transport links. The property offers excellent accommodation comprises of entrance hallway, GF cloaks/ WC, spacious lounge, modern fitted kitchen with all Zanussi appliances, to the first floor the property offers 2 double bedrooms and family bathroom, to the second floor the property offers the master bedroom with En-suite and storage and a further bedroom. The property benefits from central heating, double glazing. To the front and rear are gardens, also off road parking giving access to the garage. Viewing is highly recommended to appreciate size and standard on offer. **SOLD AS SEEN**

SERVICES

Gas, water, Electric, Telephone, Drainage

FRONTAGE

Garden frontage with lawned area, plants and shrubs. Off road parking access to garage.

VESTIBULE

Double glazed door to the entrance hall.

ENTRANCE HALL

Doors to lounge

LOUNGE

15' 1" x 11' 10" (4.60m x 3.62m)

Double glazed window, feature fire surround with pebble effect fire, under stairs storage, spotlight ceiling and doors to hall area.

GROUND FLOOR CLOAKS / WC

Low level WC, pedestal hand washbasin with mixer taps, tiled flooring.

KITCHEN / DINER

11' 10" x 14' 11" (3.61m x 4.57m)

Double glazed patio doors, double glazed window fully fitted modern high shine grey wall, base and drawer unit with worktops to compliment inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated Zanussi appliances, oven, 4 ring induction hob with extractor over, fridge/ freezer, washing machine, dishwasher, tiled flooring and spotlight ceiling.

LANDING

Stairs to 1st floor, spindle balustrade, stairs to second floor and doors to master bedroom.

MASTER BEDROOM

12' 11" x 10' 2" (3.95m x 3.12m)

Double glazed Velux windows, built in double door wardrobes, over stairs storage, spotlight ceiling, access to loft and doors to En-suite.

ENSUITE

3 piece low level WC, pedestal hand wash basin with mixer taps, walk in shower, cubicle with double headed shower, tiled floors, tiled splash, towel rail, mirrored doors to storage with light and shelving.

BEDROOM 4

Double glazed window, radiator, spotlight ceiling and built in storage cupboard.

BEDROOM 2

11' 10" x 8' 9" (3.61m x 2.69m)

Double glazed window, fitted sliding doors mirrored wardrobes.

BEDROOM 3

11' 10" x 8' 5" (3.61m x 2.58m)

Double glazed window, fitted sliding doors mirrored wardrobes.

BATHROOM

Double glazed frosted window, fitted 3 piece low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps and double headed shower over tiled splash, tiled flooring, towel rail and spotlight ceiling.

GARAGE

19' 1" x 9' 8" (5.83m x 2.95m)

Door to rear, power and light.

