

Details as provided by the vendor



## **2 The Green, Auckley**

**An extremely well presented and substantially extended four bedroom detached property situated in a cul-de-sac position within the highly regarded Auckley village providing excellent family living accommodation with front and rear gardens, garage and off road parking, This wonderful property certainly has to be viewed to fully appreciate what is being offered which briefly comprises of: Entrance porch, entrance hall and stairs, lounge, dining room, kitchen with hallway to garage and utility room, ground floor shower room. first floor landing, main bedroom with ensuite and walk in wardrobe, three further bedrooms, family bathroom.**

**Asking Price Of £340,000**

An extremely well presented and substantially extended four bedroom detached property situated in a cul-de-sac position within the highly regarded Auckley village providing excellent family living accommodation with front and rear gardens, garage and off road parking.

This spacious and versatile property boasts an open plan lounge through to dining room, attractive kitchen and large utility room, ground floor shower room. impressive main bedroom with walk in wardrobe and ensuite shower room, three further good sized bedrooms and a contemporary family bathroom.

This wonderful property certainly has to be viewed to fully appreciate what is being offered which briefly comprises of: entrance porch, entrance hall and stairs, lounge, dining room, kitchen with hallway to garage and utility room, ground floor shower room, first floor landing, main bedroom with ensuite and walk in wardrobe, three further bedrooms and family bathroom.

### **ENTRANCE PORCH**

4' 6" x 2' 9" (1.37m x 0.84m)

### **ENTRANCE HALL**

6' 0" x 4' 5" (1.83m x 1.35m)



### **SITTING ROOM**

14' 3" x 13' 8" (4.34m x 4.17m) Maximum measurement



### **SITTING ROOM**



### **DINING ROOM**

10' 10" x 8' 3" (3.34m x 2.51m)



### **DINING ROOM**



**KITCHEN**

10' 5" x 8' 3" (3.18m x 2.51m)



**KITCHEN**



**UTILITY ROOM**

10' 9" x 8' 1" (3.28m x 2.46m)



**SHOWER ROOM**

7' 3" x 5' 10" (2.21m x 1.78m)



**FIRST FLOOR LANDING**



**BEDROOM 1**

21' 6" x 14' 5" (6.55m x 4.39m)



**BEDROOM 1**



**WALK IN WARDROBE**

7' 1" x 6' 0" (2.16m x 1.83m)

### ENSUITE

6' 10" x 5' 10" (2.08m x 1.78m)



### BEDROOM 2

11' 5" x 9' 11" (3.48m x 3.02m)



### BEDROOM 3

13' 4" x 9' 1" (4.06m x 2.77m)



### BEDROOM 4

9' 2" x 7' 7" (2.79m x 2.31m)



### FAMILY BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m)



### GARAGE

16' 7" x 14' 6" (5.05m x 4.42m)

### GARDEN



### GARDEN





## GARDEN



DATED - 16/10/2023

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

## OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.











