



## Pine Gardens, Tranch

£499,000

- Council Tax - G. EPC - C.
- Immaculate detached house
- Five spacious bedrooms
- Dedicated study/home office
- Off-road parking for several cars and garage
- Stunning views from rear garden
- Master bedroom with en-suite
- Highly coveted location



 5  2  3



## About the property

This immaculate five-bedroom detached house combines style, space, and functionality to create a truly stunning residence. Featuring spacious reception rooms, a home office, off-road parking, and a garage. Ideally located near public transport, local amenities, and schools.





## Accommodation

### Entrance Hallway

### Lounge

13' 9" x 15' 5" ( 4.19m x 4.70m )

### Dining Room

13' 9" x 11' 9" ( 4.19m x 3.58m )

### Study

10' 2" x 11' 9" ( 3.10m x 3.58m )

### Kitchen/Diner

13' 1" x 21' ( 3.99m x 6.40m )

### Utility Room

6' 6" x 8' 10" ( 1.98m x 2.69m )

### Downstairs W.C

### Integral Garage

18' 8" x 13' 1" ( 5.69m x 3.99m )

### Landing

### Bedroom One

26' 2" max x 13' 1" max ( 7.98m max x 3.99m max )

### Ensuite Shower Room

6' 10" x 9' 2" ( 2.08m x 2.79m )

### Bedroom Two

13' 9" max x 15' 5" max ( 4.19m max x 4.70m max )

### Bedroom Three

16' 4" max x 11' 9" max ( 4.98m max x 3.58m max )

### Bedroom Four

13' 1" x 12' 1" ( 3.99m x 3.68m )

### Bedroom Five

13' 9" max x 8' 10" max ( 4.19m max x 2.69m max )

### Family Bathroom

10' 2" max x 8' 10" max ( 3.10m max x 2.69m max )

## Floorplan



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