



- Detached Family Home
- For Sale With No Onward Chain
- Kitchen/Breakfast Room
- Lounge/Diner
- Downstairs Cloakroom
- Main Bedroom En-suite
- Three Further Bedrooms
- Shower Room
- Integrated Garage And Ample Parking
- Low Maintenance Rear Garden

Our View "A spacious, lovely family home in sought after cul de sac"

A well appointed, nicely presented detached family home set in the popular area of Long Barton within walking distance of the local schools and amenities. The accommodation comprises of: entrance hall, kitchen/breakfast room, and lounge open plan to the dining room, cloakroom, four bedrooms (main bedroom en-suite), shower room, integrated garage, ample driveway parking and garage. Good sized rear garden.



On approaching the property there is a tarmac driveway, providing ample off road parking, leading to the garage and the UPVC front door.

The hallway has stairs rising to the first floor landing, a radiator and a door into the lounge.

The lounge has a front aspect double glazed window, radiator and a focal fire place incorporating an electric pebble effect fire. An archway leads into the dining room which has a radiator and French doors leading out into the garden. A door takes you into an inner lobby where there are doors to the cloakroom, the kitchen/breakfast room, a large storage cupboard and the garage.

The modern downstairs cloakroom has a vanity sink unit with cupboard under, a low flush WC, and a radiator.

The kitchen has an ample range of oak fronted cupboards and drawers. There are built in appliances which include an integrated fridge and freezer, a double Bosch oven and grill, five ring gas hob and a chimney style extractor hood. There is a breakfast bar to match the working surfaces and a double Carron sink unit with mixer tap over and a rear aspect double glazed window above. A door gives access to the side and in turn the garden.

The spacious first floor landing has a hatch providing access to the loft space and an airing cupboard with slatted shelving housing the hot water cylinder.

The main bedroom has a front aspect double glazed window, a radiator and a door into the en-suite. The en-suite has a fully tiled shower cubicle with a wall mounted chrome shower unit, built in vanity sink unit with cupboards under and an illuminated mirror over, low flush WC, radiator and a front aspect obscured double glazed window.

There are three further bedrooms, two doubles and a single, which all have double glazed windows and radiators with the two double bedrooms both having built in double and single wardrobes.

The main shower room has a double walk in shower with wall mounted chrome shower unit, fully tiled walls, pedestal wash hand basin, low flush WC, heated towel rail and a rear aspect obscured double glazed window.

Outside; the rear garden accessed from the dining room or the kitchen, has been landscaped for ease of maintenance and has a large paved patio ideal for Al Fresco dining, an area laid to artificial grass, and flower borders. A pathway to the side has a wooden gate giving access to the front of the property and the driveway.

The integral garage has an electric roller door, power and light. A wall mounted gas fired boiler runs the central heating and hot water systems.

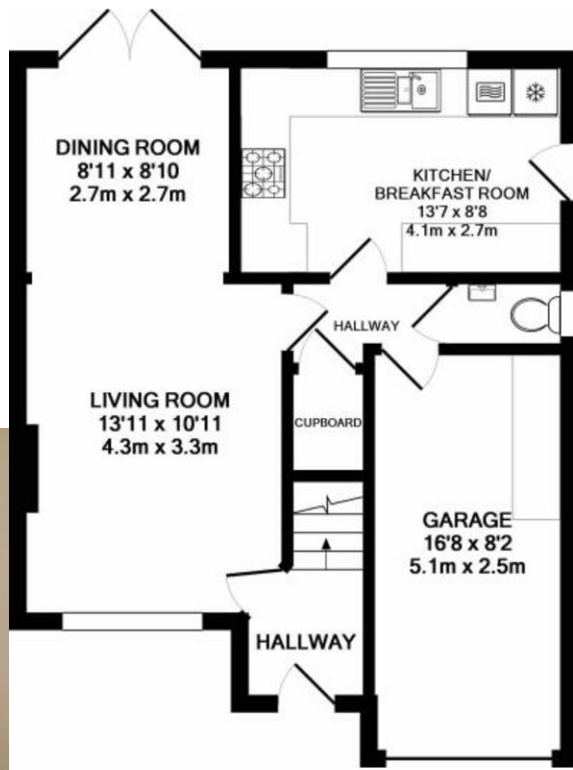
Council Tax Band D for the Period 01/04/2023 to 31/03/2024 financial year is £ 2,264.31

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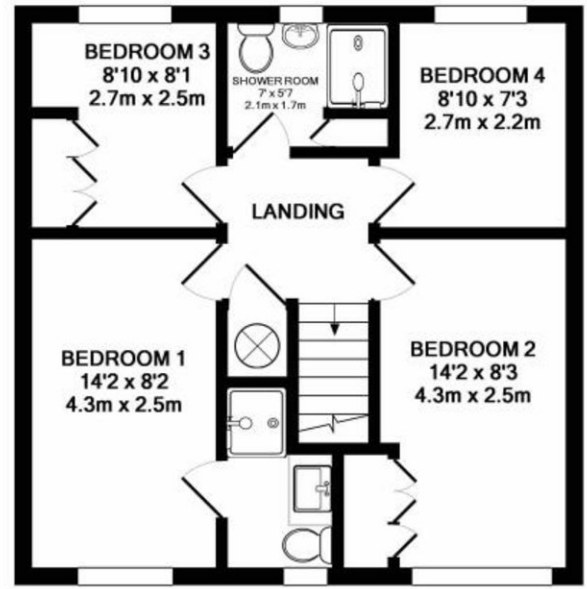


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)
Floor Areas are approximate.
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Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the descriptions given and any floor plans shown are not to scale. All measurements, distances and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.

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Tenure: Freehold

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