





**Guide Price**  
**£850,000**

Positioned at the end of a highly sought after cul-de-sac enjoying stunning countryside views over fields and just a short walk from primary and secondary schools this immaculately presented four bedroom detached property offers tremendous potential to extend to create a spacious family home (STPP).

# Property Description

## **ENTRANCE PORCH**

Double glazed double doors. Glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor, doors to kitchen, dining room, WC and lounge, storage cupboard.

## **CLOAKROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, heated towel rail.

## **LOUNGE**

Double glazed window to front aspect, double glazed double doors to rear. Two radiators.

## **DINING ROOM**

Double glazed window to front aspect. Radiator.

## **KITCHEN**

Double glazed window to rear aspect, double glazed frosted door to side. Re-fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated microwave, built-in oven and hob with extractor fan over, plumbing for washing machine, space for fridge freezer.

## **LANDING**

Double glazed window to front aspect. Airing cupboard housing lagged water cylinder, access to loft space.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, walk-in shower, heated towel rail.

## **OUTSIDE**

### **GARAGE**

Garage with electric roller door, power and lighting, double glazed window to rear, double glazed door to garden, wall-mounted gas boiler.

### **FRONT GARDEN**

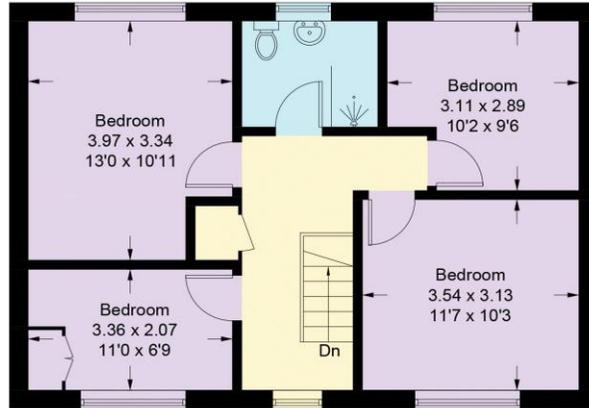
Mainly laid to lawn with driveway leading to the garage and pathway to front door.

### **REAR GARDEN**

Mainly laid to lawn with paved patio area, all enclosed by panel fencing, outside cold water tap, gated side access.



# Netherby Close



First Floor



Ground Floor

App  
11  
Garag  
Total =

This plan is for layout guidance only.  
Not drawn to scale unless stated.  
Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions,  
shapes and compass bearings before  
making any decisions reliant upon them. (ID1279378)

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