



PROPERTY NOW SOLD

SUBJECT TO CONTRACT

**Contact us for your
FREE valuation**

77 Rayneham Road, Shipley View, DE7 8RJ

£370,000

RENSHAW ESTATES are Proud to offer this BEAUTIFULLY POSITIONED FOUR BED DETACHED * Generous Driveway & Detached Double Garage * REFITTED KITCHEN & UTILITY * Refitted Bathroom * REFITTED EN-SUITE * Close to Nutbrook Trail * MODERN DECOR THROUGHOUT * Three Reception Rooms * VIDEO TOUR AVAILABLE *



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ENTRANCE HALL

Double glazed door, two UPVC double glazed windows, radiator, stairs to first floor, storage cupboard.

LOUNGE 7M X 3.4M (23'0" X 11'2")

UPVC double glazed Bay window and patio doors, two radiators, feature fireplace with electric fire.

DINING ROOM 3.9M X 3M (12'10" X 9'10")

UPVC double glazed window, radiator.

STUDY / SNUG 3.4M X 2.3M (11'2" X 7'7")

Two UPVC double glazed windows, radiator, loft access.

W.C. 2.1M X 1.1M (6'11" X 3'7")

UPVC double glazed window, chrome heated towel rail, pedestal wash basin, tiled splash backs, close coupled W.C.

KITCHEN 4.5M X 3.4M (14'9" X 11'2")

UPVC double glazed window, radiator, wall and base units with roll edge worktops, upstands, 1½ drainer sink, gas hob, electric double oven, stainless extractor hood, tiled flooring, storage cupboard.

UTILITY 1.9M X 1.5M (6'3" X 4'11")

UPVC double glazed door, radiator, wall and base units with roll edge worktops, upstands, stainless sink, central heating boiler, tiled flooring.

LANDING

UPVC double glazed window, radiator, airing cupboard housing hot water tank.

BEDROOM 3.7M X 3.1M (12'2" X 10'2")

UPVC double glazed window, radiator, fitted wardrobes.

EN-SUITE 2.9M X 1.6M (9'6" X 5'3")

UPVC double glazed window, chrome heated towel rail, corner shower cubicle, vanity wash basin, close coupled W.C., tiled walls and floor, ceiling spotlights, LED mirror.

BEDROOM 3.4M X 3.1M (11'2" X 10'2")

UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM 3.4M X 2.5M (11'2" X 8'2")

UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM 3M X 2.8M (9'10" X 9'2")

UPVC double glazed window, radiator, loft access.

BATHROOM 2.2M X 2M (7'3" X 6'7")

UPVC double glazed window, radiator, tiled bath with dual rainfall shower over, pedestal wash basin, close coupled W.C., tiled walls and flooring, inset shelving, LED mirror.

OUTSIDE

Front: Tarmac driveway and planted shrubs.

Side: Slabbed and gravelled patio area.

Rear: Enclosed garden laid to lawn with timber decked and slabbed patios, timber shed.

DETACHED DOUBLE GARAGE 5M X 4.9M (16'5" X 16'1")

Two up and over doors, door, power, light, loft eaves storage.

EPC INFORMATION

Energy Efficiency Rating = C

CURRENT COUNCIL TAX BAND

E

MORTGAGE & SOLICITORS..

77 Rayneham Road, Shipley View, DE7 8RJ

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors

We are members of the Property Redress Scheme: www.theprs.co.uk

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

