



 **4**  
Bedrooms

 **3**  
Bathrooms





**The accommodation comprises of in brief: Large Kitchen/diner, Living room, WC and 5th bedroom/ study to the ground floor.**

Upstairs are four double bedrooms one with an ensuite and a family bathroom.

Externally: There is plenty of parking and a large double garage. To the rear of the property is a patio area and extended garden

Great Preston is a great location, with easy access to the nature reserve and arterial roads and motorways.

This is truly a special opportunity to own an exceptional property, call Tudor Sales and Lettings to book a viewing today!

**Kitchen/Diner** *23' 5" x 10' 0" (7.14m x 3.05m)*

Lovely, large, modern Kitchen/Diner with a range of wall and base units and integrated appliances including Belfast style sink with mixer tap. Range oven with gas hob and extractor fan over, Dishwasher and space for washing machine. Granite worksurface and tiled splashback. Wooden worksurface to breakfast bar area. Wooden flooring throughout and coving to dining area. Double glazed windows and door to rear garden. Under stairs cupboard

**Living Room** *15' 0" x 11' 7" (4.57m x 3.53m)*

Generously proportioned living room with coving to ceiling, feature fireplace with mantelpiece surround, centrally heated radiator and double glazed window. Double glazed French style patio doors to rear garden.

**Study/ Bedroom 5**

Currently used as a study this is a multi-purpose room suitable as a bedroom if required. Wooden flooring, double glazed window and centrally heated radiator

**WC** *5' 2" x 3' 4" (1.57m x 1.02m)*

The smallest room! with white two piece suite comprising of low flush WC and hand basin with tiled splashback. Tiling to flooring and centrally heated radiator. Double glazed window with privacy glass

**Bedroom 1** *10' 2" x 10' 1" (3.10m x 3.07m)*

Double bedroom with double glazed window and centrally heated radiator

**En-Suite** *5' 5" x 5' 4" (1.65m x 1.63m)*

En-suite shower room with white three piece suite comprising of shower tray with shower surround, low flush WC and hand basin with storage unit under. Centrally heated towel rail and double glazed window with privacy glass.

**Bedroom 2** *11' 8" x 8' 7" (3.56m x 2.62m)*

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 3** *11' 4" x 8' 7" (3.45m x 2.62m)*

Double bedroom with double glazed window and centrally heated radiator

**Bedroom 4** *9' 9" x 7' 1" (2.97m x 2.16m)*

Double bedroom with double glazed window and centrally heated radiator and built-in wardrobe.

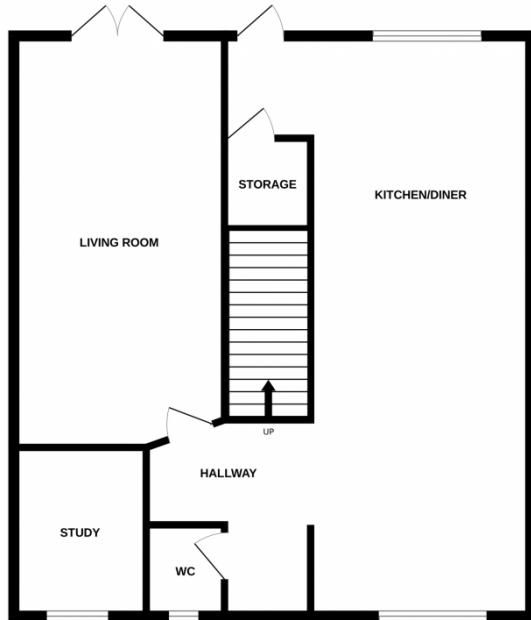
**Bathroom** *8' 3" x 5' 7" (2.51m x 1.70m)*

Fully tiled modern bathroom with white three piece bathroom suite comprising of bath with shower over and shower screen, low flush WC and hand basin. centrally heated towel rail and double glazed window with privacy glass.

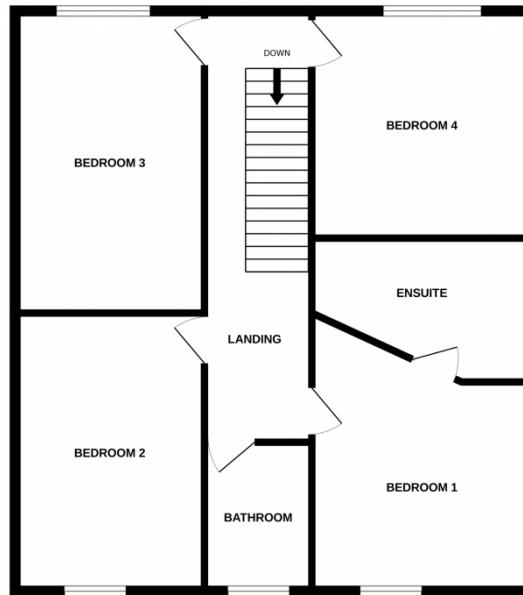


Offers in excess of £400,000  
Queens Court, Great Preston

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Queens Court, Great Preston

