



11 Castle View, Sedgwick  
£485,000

- Detached property
- Double glazing and gas central heating
- Sitting room
- Balcony with countryside views
- Kitchen diner
- Generous loft space
- Three bedrooms
- Enclosed rear garden
- Two bathrooms
- Garage and driveway parking

From the Brettargh Holt roundabout on the A591 follow the road to Sedgwick turning left over the bridge and continuing alongside the river and up the hill. Upon entering the village pass under the canal bridge and take the second right turn signposted Crosscrake and Endmoor then proceed to take the second right turn in to Castle View to find number 11 located on the left. WHAT3WORDS: typed.spoon.sisters

Council Tax band: D

Tenure: Freehold

EPC Rating: C





## LOWER GROUND FLOOR

### BEDROOM

18' 6" x 12' 7" (5.63m x 3.83m)

### SHOWER ROOM

6' 1" x 6' 1" (1.86m x 1.86m)

### UTILITY ROOM

14' 0" x 5' 4" (4.27m x 1.62m)

### ENTRANCE HALL

12' 5" x 5' 5" (3.78m x 1.66m)



## GROUND FLOOR

### SITTING ROOM

21' 9" x 13' 1" (6.64m x 4.00m)

### KITCHEN/DINER

22' 3" x 13' 6" (6.77m x 4.12m)

### BEDROOM

12' 2" x 9' 9" (3.72m x 2.98m)

### BEDROOM

12' 0" x 9' 9" (3.65m x 2.98m)

### BATHROOM

9' 9" x 5' 8" (2.97m x 1.72m)

### LANDING

5' 7" x 3' 3" (1.71m x 0.98m)

### HALLWAY

3' 5" x 3' 2" (1.04m x 0.97m)

### LOFT

26' 2" x 10' 3" (7.97m x 3.13m)

### EPC RATING C

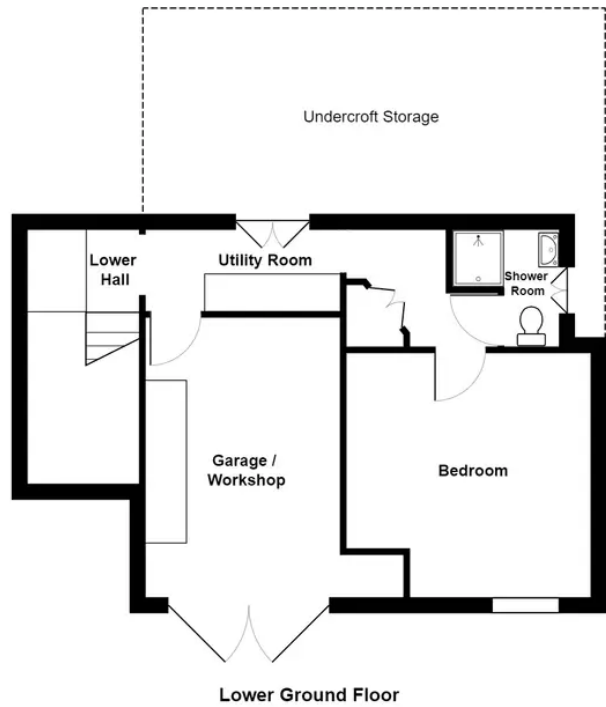
### SERVICES

Mains electric, mains gas, mains water, mains drainage.









**Ground Floor**

11 Castle View, Sedgwick

Total Area: 171.8 m<sup>2</sup> ... 1850 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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