



Buchan Close
Galley Common
£375,000



*** WHAT A GREAT SPOT ~ DELIGHTFUL REAR GARDEN ~ STUNNING REFITTED KITCHEN ~ 4 BEDROOMS ***. Viewing is a must on this fabulous modern detached family home located on this popular residential development in Galley Common briefly comprising: Lounge, refitted kitchen/diner, guest WC, four bedrooms and a family bathroom.

RECEPTION HALL

Having an attractive composite double glazed entrance door with opaque double glazed side windows, single panelled radiator, stairs leading off to the first floor landing, luxury vinyl tile wooden effect flooring and a door to...

LOUNGE

13' 8" x 15' 7" maximum into the bay window (4.17m x 4.75m)

Double glazed square bay window to front aspect, two single panelled radiators, luxury vinyl tile wooden effect flooring, feature electric fireplace and a door to...



REFITTED KITCHEN/DINER

25' 2" x 10' 4" (7.67m x 3.15m)

Having recessed LED ceiling down lights, luxury vinyl tile wooden effect flooring, door to a useful under stairs storage cupboard, feature wooden panelling, double glazed side entrance door, double glazed window to rear aspect, double glazed French doors leading out to the rear garden, extensive range of matt black kitchen units, modern black square edge work surfaces with matching up stands, integrated fridge freezer, eye level NEFF microwave oven with matching single oven below, integrated washing machine and dishwasher, Bosch induction hob, high level wine bottle storage and a door to the guest WC.



GUEST WC

4' 4" x 3' 9" (1.32m x 1.14m)

Opaque double glazed window to side aspect, luxury vinyl tile wooden effect flooring, single panelled radiator, low level WC, wash basin with useful storage beneath and a tiled splash back area.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

13' 3" x 11' 2" (4.04m x 3.4m)

Double glazed window to front aspect, single panelled radiator, range of fitted bedroom furniture.



BEDROOM TWO

11' 9" x 8' 2" (3.58m x 2.49m)

Double glazed window to front aspect, feature panelled wall, fitted bedroom furniture and a double panelled radiator.

BEDROOM THREE

10' 9" x 7' 9" (3.28m x 2.36m)

Double glazed window to rear aspect, feature panelled wall and a single panelled radiator.

BEDROOM FOUR

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m)

Opaque double glazed window to rear aspect, recessed LED ceiling down lights, chrome towel radiator, low level WC, wash basin, p-shaped bath having a chrome mixer style shower over, shower screen, tiled walls with decorative border inset.

TO THE EXTERIOR

The property has a beautiful end position with a large block paved driveway providing ample off road parking and access to the single garage. The rear garden is a good size having a degree of privacy with a good sized block paved patio, lawn, artificial lawn area with sunken trampoline, side well established planted border, timber storage shed and access down both sides of the property.

GARAGE

16' 1" x 8' 1" (4.9m x 2.46m)

Having an electric roller shutter door, direct access from the kitchen, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



Photographs are for illustration only and may depict items not included in the scale of the property.

England & Wales

EU Directive 2002/91/EC

www.EPC4U.com

Current Performance

83

68

62

56

50

44

38

32

26

20

14

8

2

A

B

C

D

E

F

G

Energy efficient - lower running costs

Very energy efficient - lower running costs

EU Directive - Higher running costs

1. Energy efficient - lower running costs

2. Very energy efficient - lower running costs

3. EU Directive - Higher running costs

Energy Performance Rating:

TOTAL FLOOR

The floor plan illustrates a house layout with the following rooms and features:

- Garage:** Located on the left side of the entrance area.
- Reception Hall:** A large room to the right of the entrance, featuring a staircase leading up.
- Lounge:** A spacious room on the right side of the central hallway.
- Kitchen/Diner:** A room at the bottom left.
- WC:** A small room near the entrance.
- Store:** A room located between the entrance and the lounge area.
- Up:** An arrow pointing up the central staircase.
- estate agents** and **Web** and **Market** (in large orange text): Text overlays on the left side of the garage area.

519 sq.ft. (48.2 sq.m.) approx.

534 sq.ft. (58.9 sq.m.) approx.

Floorplan