



A deceptively spacious five bedroom property occupying a delightful position in a prime village location, the accommodation briefly comprises: entrance vestibule, cloakroom, kitchen, lounge, dining area, family room, conservatory, landing, five bedrooms, family bathroom and en-suite. Externally there is ample parking and laid to lawn garden to the front and a generous size south facing rear garden with patio area. The property is well positioned for Ofsted rated Good and Outstanding schools. Viewing comes highly recommended to appreciate the space.

Ash Tree Green, Carlton, TS21 1QA
5 Bed - House - End Terrace
£295,000

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Entrance Vestibule

10'9 x 8'7 (3.28m x 2.62m)

Enter via uPVC double glazed door, uPVC window to front elevation, radiator, 2 x built in storage cupboards both with double doors, door leading to hallway.

Hallway

Doors leading to cloakroom/WC, kitchen, family room and lounge, stairs leading to landing and under stairs storage cupboard.

Cloakroom/WC

5'4 x 4'2 (1.63m x 1.27m)

Fitted with low level WC, hand basin and chrome heated towel rail.

Kitchen/Breakfast Room

17'6 x 13'0 (5.33m x 3.96m)

With an excellent range of wall, floor and drawer units incorporating a Rangemaster cooker with extractor hood over also a wide range of white goods all to be included in the sale (Fridge freezer, Dishwasher, Washing Machine, Tumble dryer) inset sink with single drainer and mixer tap, two uPVC double glazed windows to front elevation, radiator, door leading to dining area/lounge.

Lounge/Diner

22' x 11'2 extending to 16'4 (6.71m x 3.40m extending to 4.98m)

With Open fire with Adam style surround, 2 x radiators, uPVC double glazed window to rear elevation and sliding uPVC double glazed patio door leading to patio area/rear garden.

Family Room

16'6 x 8'7 (5.03m x 2.62m)

With uPVC double glazed french doors leading to conservatory, single radiator.

Conservatory

12'0 x 11'7 (3.66m x 3.53m)

With uPVC double glazed french doors leading to patio area and rear garden, uPVC double glazed french doors leading to family room, single radiator.

Landing

With doors leading to five bedrooms, family bathroom, storage cupboard and loft access via loft hatch with fitted ladder.

Master Bedroom

17'5 x 11'8 (5.31m x 3.56m)

uPVC double glazed window to rear elevation, radiator, walkway to en suite shower room with built in wardrobes, door leading to en suite.



En-Suite

7'1 x 6'4 (2.16m x 1.93m)

With shower cubicle and shower unit, fitted low level WC, hand basin with pedestal, chrome heated towel rail and uPVC double glazed window to front elevation.

Bedroom Two

13'6 x 12'6 (4.11m x 3.81m)

With two uPVC double glazed windows to rear elevation, radiator and built in wardrobe.

Bedroom Three

13'0 x 9'8 (3.96m x 2.95m)

uPVC double glazed window to front elevation, radiator and large built in cupboard/wardrobe.

Bedroom Four

8'4 x 7'1 (2.54m x 2.16m)

uPVC double glazed window to rear elevation and radiator.

Bedroom Five

9'1 x 6'9 (2.77m x 2.06m)

uPVC double glazed window to front elevation, radiator

Family Bathroom

8'8 x 7'2 (2.64m x 2.18m)

With modern white suite, bath with mixer tap, low level WC, pedestal hand basin and shower cubical with shower unit, heated chrome towel rail, uPVC double glazed window to front elevation.

External

Driveway leading to the front of the property with parking for numerous vehicles, large front garden with hedging, shrubs and trees. To the rear of the property there is a patio area overlooking the large, south facing, rear garden which is mainly laid to lawn with several well stocked flowerbeds and a variety of shrubs and trees, including apple and plum.



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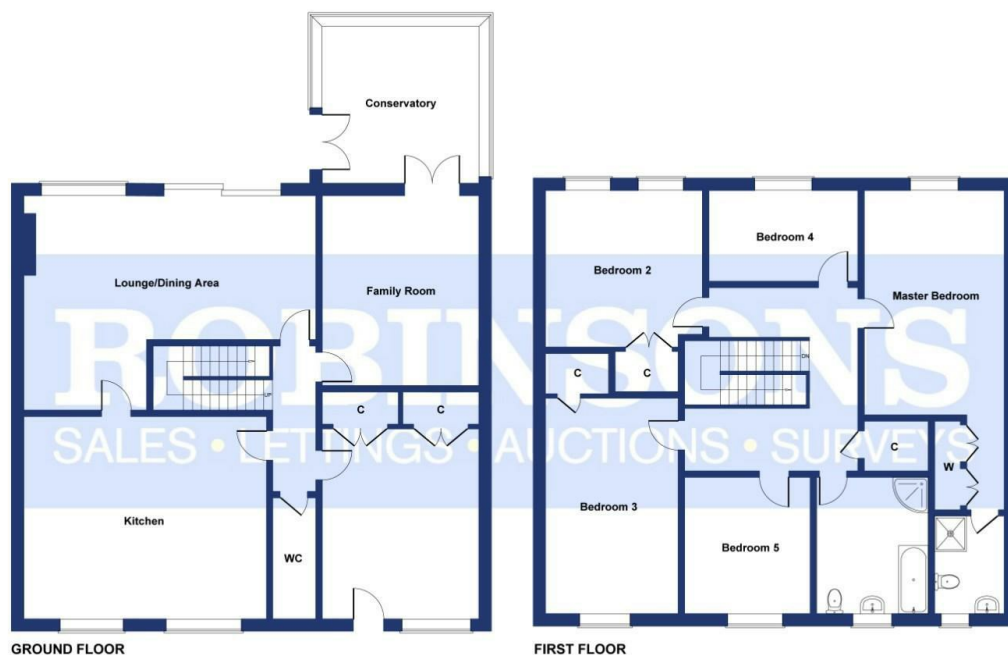
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ash Tree Green



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not energy efficient - higher running costs	
Current	Potential
66	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(91-99) A	
(81-90) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(2-34) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
54	71
England & Wales	
EU Directive 2002/91/EC	

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