



15 Grampian Close | BR6

Offers in excess of £625,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Executive detached home
-  Excellent school catchment area
-  Through lounge/diner
-  Fitted bathroom
-  Convenient yet quiet Cul de Sac
-  3 bedrooms
-  Fitted kitchen
-  Potential to extend STPP



AN ATTRACTIVE DETACHED HOME IN A SOUGHT AFTER LOCATION. This amazing family home is located in a quiet Cul de Sac within the catchment area for Perry Hall School and is within walking distance of the High Street and also the Station. The accommodation on offer is impressive with a spacious and light lounge/dining room and excellent size fitted kitchen on the ground floor. The first floor accommodation is equally well designed and planned consisting of 3 excellent sized bedrooms and a fitted bathroom. It is worthy of mention that other neighbouring properties have had substantial extensions to the side above the garages and the potential is therefore for such extensions subject to the usual planning consents. The property benefits from high quality double glazing and gas central heating and is offered onto the market in excellent condition. We anticipate that interest in a detached home in this area with this type of potential will be high and we therefore recommend your most urgent attention.

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Porch

6'10"3" x 5'3" (1.86m x 1.61m)

Enclosed porch with double glazed front door and side window panels.

Entrance hall

Glazed front door leading into entrance hall, staircase to first floor, radiator and fitted carpets.

Lounge/dining room

25'0" x 12'2" (7.63m x 3.72m narrowing in the dining area to 2.35m)

Double glazed windows to the front and rear, coved ceiling, radiators and laminated wood flooring. Door to kitchen.

Kitchen

12'2" x 7'5" (3.70m at max x 2.26m)

Double glazed window to the rear, double glazed door to the side patio, stainless steel sink unit with cupboards under, a comprehensive range of wall and base units, cupboards, drawers and display cabinets, extensive working surfaces with splash back tiling, space for a cooker, plumbing for a washing machine and also a drier, a very deep storage cupboard and space for a fridge freezer, vinyl flooring.

Landing

Access to insulated loft, airing cupboard, fitted carpets.

Bedroom 1

12'11" x 9'5" (3.93m x 2.86m)

Double glazed window to the front, a fitted range of wardrobes, coved ceiling, radiator and fitted carpets.

Bedroom 2

11'10" x 9'5" (3.61m x 2.86m)

Double glazed window to the rear, a fitted range of wardrobes, coved ceiling, radiator and fitted carpets.

Bedroom 3

8'9" x 6'0" (2.66m x 1.83m)

Double glazed window to the front, coved ceiling, radiator and fitted carpets.

Bathroom

5'6" x 6'8" (1.68m x 2.02m)

Double glazed frosted window to the rear, fully tiled walls, panelled bath with mixer tap and shower extension, electric shower over, low level WC, wash hand basin, heated towel rail, wood flooring.

Rear garden

Excellent South Westerly facing garden, completely secluded and private with a patio area under a pergola, traditional lawn, flower beds and borders, mature plants and shrubs, shed and a composting area side access to front via gate, water tap.

Garage

Attached garage with up and over door, double glazed door to rear garden, light and power.

Driveway @ front garden

Paved private parking for 2 cars and also with an attractive section of shrubbery with mature plants.

