





A spacious and beautifully presented FOUR BEDROOM DETACHED family home occupying a generous CORNER PLOT and situated within a sought-after cul-de-sac location in PARK STREET VILLAGE.

Asking Price: £800,000

The property benefits from a bright and modern interior with accommodation arranged over two levels. The accommodation comprises an entrance hall providing excellent storage, cloakroom, useful study, living room, dual aspect dining room and a fabulous modern kitchen with underfloor heating, granite work and high-quality integral appliances.

On the first floor the principal bedroom benefits from fitted wardrobes and an ensuite shower room, there are three further bedrooms and family bathroom.

Outside there is an enclosed rear garden with patio and lawned area. There is a useful brick-built home office which would be ideal for clients working from home. To the front of the property the driveway leads to a spacious detached double garage.

Balmoral Close is a popular location close to excellent amenities, including easy access to the surrounding motorway network including





Entrance Hall

Living Room 5.39m x 3.54m (17'8" x 11'7").

Dining Room 3.54m x 3.33m (11'7" x 10'11").

Kitchen 4.65m x 3.22m (15'3" x 10'7").

Cloakroom

Office 2.12m x 2.11m (6'11" x 6'11").

Bedroom 1 4.48m x 3.54m (14'8" x 11'7").

Bedroom 2 3.33m x 2.70m (10'11" x 8'10").

Bedroom 3 3.22m x 2.57m (10'7" x 8'5").

Bedroom 4 3.38m x 22.3m (11'1" x 73'2").

Garage 5.38m x 4.85m (17'8" x 15'11").

Garden

Garden Room 4.71m x 2.61m (15'5" x 8'7").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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