

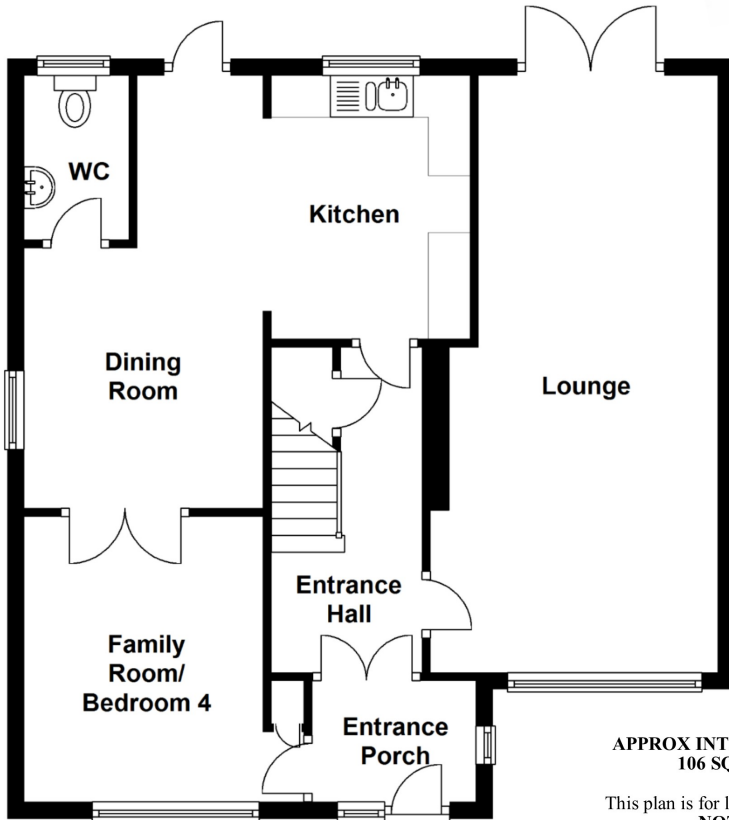


An EXTENDED and very spacious detached family home with 3/4 BEDROOMS, entrance porch & hall, LARGE 23' LOUNGE and very IMPRESSIVE 18' x 17' MODERN KITCHEN & DINING ROOM, family room/STUDY, cloakroom, refitted bathroom, driveway parking, and well-presented rear garden. VIEWINGS ARE A NECESSITY!!!

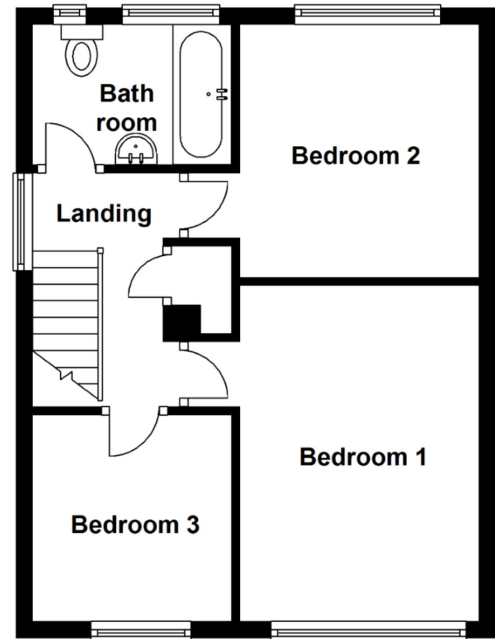




**Ground Floor**



**First Floor**





APPROX INTERNAL FLOOR AREA  
106 SQ M 1140 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers of Springfield are ecstatic to offer for sale this large and thoughtfully EXTENDED family home, located in the heart of Springfield and within catchment to very popular local schools. The property offers 3/4 GOOD-SIZED BEDROOMS, entrance porch & hall, LARGE 23'7" LOUNGE and very IMPRESSIVE 18' x 17' MODERN KITCHEN & DINING ROOM, plus family room/STUDY - ideal as BEDROOM FOUR with the cloakroom offering toilet facilities close by. With the three main bedrooms and refitted bathroom to the first floor - and further POTENTIAL TO EXTEND (STPP). Externally the property offers driveway parking for upto 3 cars, and a very well-presented rear garden. VIEWINGS ARE A MUST!!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, double glazed window to front and side, wood effect flooring, door to entrance hall.

ENTRANCE HALL:

Stairs to first floor, wood effect flooring, radiator, under stairs storage cupboard, doors to lounge, kitchen & playroom/ bedroom four.

LOUNGE: (23'7" x 11'4")

Double glazed bay window to front, two radiators, french doors to garden.

KITCHEN: (18'4" x 17'1")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, loft access via hatch, space for cooker (with extractor hood over), washing machine, tumble dryer & dishwasher, open plan to dining room, door to garden.

DININGROOM:

Double glazed window to side, door to down stairs cloakroom, range of wall and base units, radiator, french doors to playroom/ bedroom four.

CLOAK ROOM:

Obscure double glazed window to rear, low-level WC, pedestal hand wash basin.

FAMILY ROOM/ BEDROOM FOUR: (11'4" x 9' 5")

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Double glazed window to front, radiator.

FIRST FLOOR:-

LANDING:

Double glazed window to side, airing cupboard, loft access via hatch, doors to all bedrooms and family bathroom.

BEDROOM ONE: (13'5" x 9'7")

Double glazed window to front, radiator.

BEDROOMTWO:(9'11" x 9'6")

Double glazed window to rear, radiator.

BEDROOMTHREE: (8'1" x 7'11")

Double glazed window to front, radiator.

FAMILYBATHROOM:

Two obscure double glazed windows to rear, low-level WC, pedestal hand wash basin, panel bath with shower over, tiled walls.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a block paved patio area, easy maintenance artificial lawn area, raised lawned area.

FRONT GARDEN:

To the front of the property is a lawned area, driveway parking for 2/3 cars.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

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