

Extended three reception and four bedroom detached Farm House

Situated in an acre of land with open aspects to the front and rear

Easy access to all major motorway networks

Ample off road parking for several vehicles

NO CHAIN DELAY

Viewing Essential to Appreciate this Lovely Home

EPC=F



Tem-po.co.uk are delighted to present to the market this extended four bedroom family home. Situated on the prestigious Bradshaw Lane in a semi rural location with wonderful, uninterrupted views over open countryside. The sizeable living accommodation with three reception rooms, four bedrooms and family bathroom is set in an acre of land with stunning views and ample off road parking. **VIEWING ESSENTIAL TO APPRECIATE. EPC=F**

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





ACCOMMODATION

Entrance

Approached through a secure timber door with stone flooring.

Reception Room 14' 2" x 7' 11" (4.31m x 2.41m)

uPVC double glazed window overlooking the rear garden, laminate flooring, panel radiator, storage cupboard and wall lights.

Lounge 21' 4" x 12' 2" (6.50m x 3.71m)

A cosy haven situated at the front of the property with traditional open coal fire and feature surround. Three hard wood double glazed windows allowing natural light to flow thorough the room, two panel radiators, ceiling light and wall lights.

Dining Room 14' 11" x 13' 2" (4.54m x 4.01m)

Two timber framed double glazed windows to the front and side aspects, panel radiator, under stairs storage cupboard, ceiling light and wall lights.

Sun Room 13' 7" x 12' 1" (4.14m x 3.68m)

Timber framed double glazed windows create a bright and open space. Storage cupboard, panel radiator, ceiling fan light and wall lights. Stable door leads to rear garden.

Kitchen 12' 0" x 10' 10" (3.65m x 3.30m)

Country style kitchen fitted with a comprehensive range of eye and base level units with contrasting laminate worktops and tiled splashback. With integrated double oven and grill, four ring electric hob with extractor fan above and dishwasher. One and a half bowl sink and drainer with mixer tap. Single framed window to the side and laminate flooring. Space for fridge freezer and dining table and chairs.

Utility room 9' 10" x 8' 9" (2.99m x 2.66m)

Eye and base level units with laminate worktops, plumbed for a washing machine, laminate flooring, single glazed window to the front and separate shower cubicle.

Store Room 12' 0" x 8' 7" (3.65m x 2.61m)

uPVC double glazed window, base units with laminate worktop, single bowl sink and drainer with mixer tap, ceiling light and door to the rear.

W.C

Low flush WC.

Landing

Stairs lead to first floor landing with sky light, panel radiator, storage cupboard and ceiling light.

Master bedroom 12' 1" x 11' 5" (3.68m x 3.48m)

Timber framed double glazed window to the front elevation, panel radiator, ceiling light and exposed ceiling beams.

Bedroom 2 12' 5" x 9' 1" (3.78m x 2.77m)

Timber framed double glazed window to the front elevation, panel radiator, ceiling light and wall lights.

Bedroom 3 9' 5" x 8' 10" (2.87m x 2.69m)

Timber framed double glazed window to the front elevation, panel radiator and ceiling light.

Bedroom 4 8' 1" x 5' 10" (2.46m x 1.78m)

Single glazed window to the rear elevation, panel radiator and ceiling light.

Family Bathroom 5' 1" x 8' 0" (1.55m x 2.44m)

Three piece suite in white comprising of panel bath with wall mounted shower and screen, low flush WC and hand wash basin with pedestal. Fully tiled walls, panel radiator, airing cupboard and single glazed window to the rear elevation.

Coal Shed 14' 1" x 10' 1" (4.29m x 3.07m)

Accessed from the entrance hallway.

Exterior

Sat in an acre of land which is mainly laid to lawn with mature trees and shrubs providing open views across the countryside. The driveway provides off road parking for several vehicles and has access to a workshop/storage shed.

Council Tax Band = F

Tenure

We have been advised by the vendor that this property is, Freehold this information should always be checked by a solicitor prior to purchase.

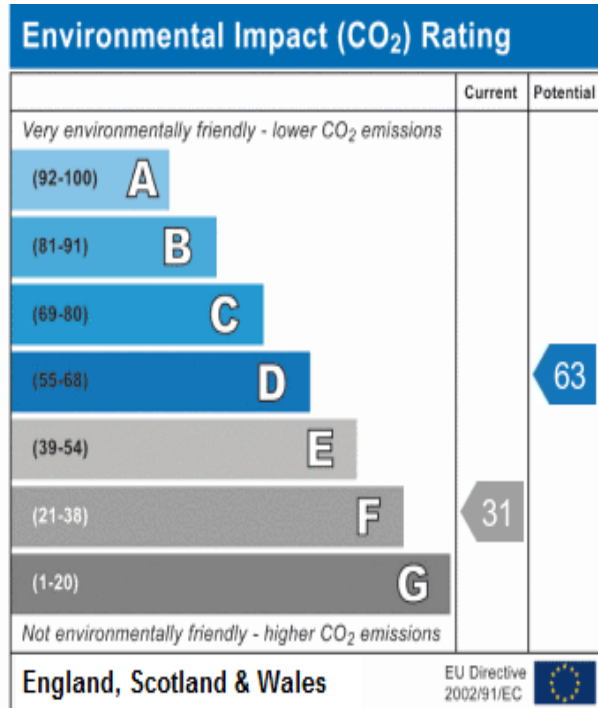
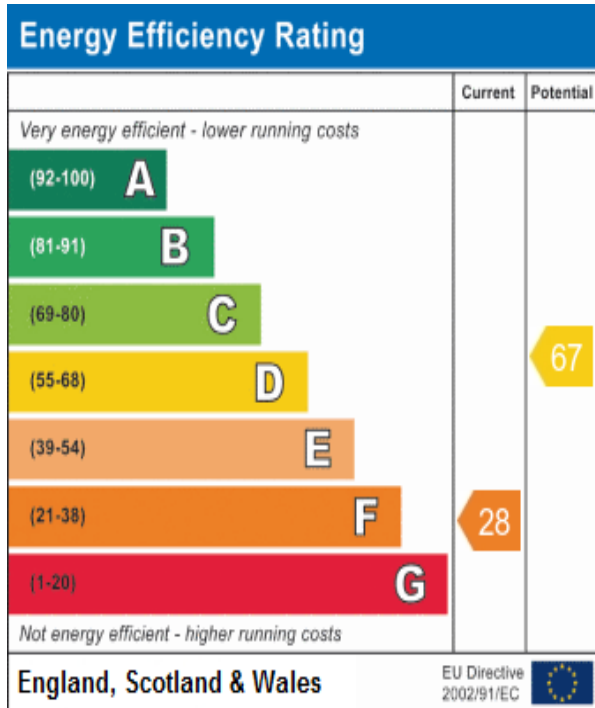
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.





EPC Chart



Address:
Willow Farm

Terms & Conditions

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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