



Church Grove, Coundon, DL14 8QU
4 Bed - House - Detached
£206,000

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Church Grove Coundon, DL14 8QU

Robinsons are delighted to offer for sale this extremely well presented four bedroom extended detached family home located on the outskirts of the village of Coundon with close access to primary school, bus routes, and local shops. The property has been maintained to a very high standard by the current owners with accommodation briefly comprising:- Entrance Porch, Hallway, Lounge, Dining Area, Dining Room, Conservatory, and Breakfasting Kitchen to the ground floor whilst to the first floor there are four bedrooms, the master having ensuite, and a shower room. Externally there are low maintenance gardens to the property with an addition area of landing providing a double driveway and double garage, lawn greenhouse and sheds.

Energy Efficiency Rating D Council Tax Band C Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111

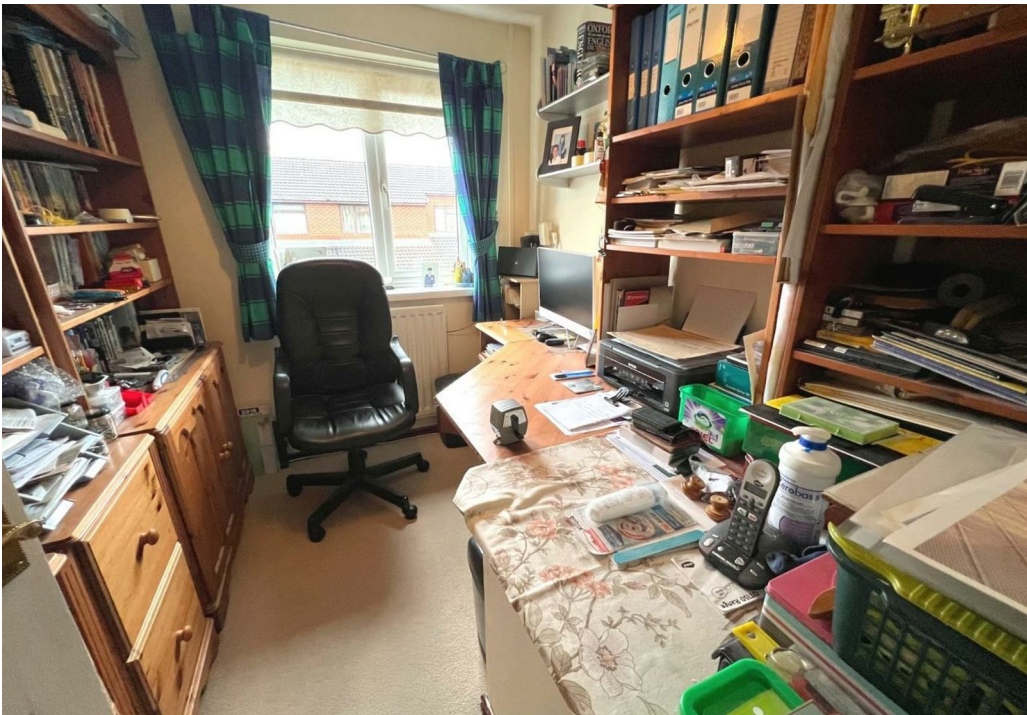












GROUND FLOOR

Entrance hall

Entered via a Upvc double glazed door from the front and with window to the side and laminate flooring.

Entrance Hall

With stairs leading to the first floor.

Dining Room

15'10" x 7'9" (4.83 x 2.38)

With Upvc double glazed window to the front and two telephone points.

Lounge

14'9" x 13'7" (4.52 x 4.15)

With feature fire surround having marble inset and hearth and housing an electric fire, Upvc double glazed window to the front and television and telephone points.

Dining Area

11'4" x 9'6" (3.46 x 2.92)

With French doors leading to the conservatory

Conservatory

9'10" x 7'10" (3.02 x 2.39)

Upvc double glazed with dwarf wall, solid apex roof and double patio door leading to the rear garden.

Kitchen/breakfast Room

14'0" x 13'0" (4.29 x 3.98)

Fitted with a comprehensive range of wall and base units having complimenting worktops housing composite single drainer sink unit, 5 ring gas hob with extractor hood, eye level double oven, tiled splash backs, space and plumbing for white goods, understair storage cupboard and Upvc double glazed window to the rear.

FIRST FLOOR

Landing

With airing cupboard and loft access

Bedroom 1

11'6" x 8'9" (3.53 x 2.68)

With telephone point and Upvc double glazed window to the front.

En-suite

Fitted with a three-piece suite comprising corner shower cubicle with mains shower, pedestal wash basin, low level WC, tiled splash backs and window to the rear.

Bedroom 2

10'2" x 9'7" excluding fitted wardrobes (3.11 x 2.93 excluding fitted wardrobes)

With fitted double wardrobe, telephone point and Upvc double glazed window to the rear.

Bedroom 3

11'3" x 9'5" (3.44 x 2.88)

With Upvc double glazed window to the front.

Bedroom 4

8'0" x 6'11" (2.46 x 2.11)

With telephone point and Upvc double glazed window to the front

Shower Room

9'1" x 6'7" (2.77 x 2.03)

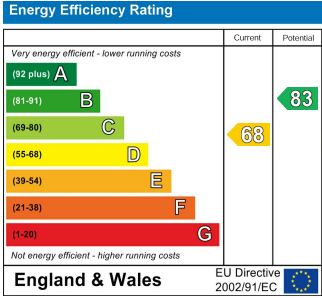
Fitted with a four-piece suite comprising double shower cubicle with electric shower, wash basin set into vanity unit, low level WC, bidet, tiled splash backs and Upvc double glazed window.

EXTERNAL

To the front of the property there is a small shrubbed garden area with side access via wrought iron and timber gates to the rear. The rear garden is fence enclosed and paved for low maintenance with gravelled and patio areas.

Across the road to the side of the property there is a further piece of land which houses a double garage having an electric roller door, power and lighting. The garage access via a large double driveway and to the side there is a lawned area, greenhouse and two timber sheds.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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