

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sherwood Close, Eldwick

£1,350 Per Calendar Month



\*POPULAR LOCATION \*QUALITY FINISH \*SPACIOUS LIVING ROOM \*DINING ROOM \*MODERN KITCHEN  
\*UTILITY ROOM \*CLOAKROOM \*THREE BEDROOMS \*MODERN BATHROOM SUITE \*GARDENS \*DRIVEWAY  
\*GARAGE \*DEPOSIT ALTERNATIVE AVAILABLE \*EPC RATING D



**ENTRANCE HALLWAY** 19'5" x 5'10" (5.938 x 1.7866)  
 With grey laminate flooring, grey painted walls, double radiator, under stairs cupboard, smoke alarm and eight light points.

**CLOAKROOM** 2.3116 x 0.8365  
 With white/ grey tiled flooring, grey painted walls with grey/ white splash back tiles, two piece bathroom suite, single radiator, mirror fronted unit and two light points.

**LIVING AREA** 5.5969 x 3.7902  
 With grey laminate flooring, grey painted walls, fire place, double radiator and thirteen light points.

**DINING AREA** 8'10" x 9'2" (2.7 x 2.8)  
 With grey laminate flooring, grey painted walls, two double radiators, patio doors, smoke alarm and five light points.

**KITCHEN** 8'9" x 8'9" (2.68 x 2.69)  
 With grey laminate flooring, grey/ white tiled flooring, grey/ white tiled walls, grey high gloss kitchen units, marble worktops, stainless steel sink with mixer tap oven, gas hob, dishwasher and eight light points.

**UTILITY ROOM** 12'2" x 3'3" (3.7 x 1)  
 With grey laminate flooring, grey painted walls, single radiator, washing machine space and three light points.

**LANDING** 8'2" x 7'10" (2.5 x 2.4)  
 With grey carpet, grey painted walls, cupboard, loft access, smoke alarm and six light points.

**MASTER ONE** 16'9" x 11'6" (5.1 x 3.5)  
 With grey carpet, grey painted walls, double radiator, grey high gloss fitted wardrobes and nine light points.

**BEDROOM TWO** 3.1382 x 2.7085  
 With grey carpet, grey painted walls, double radiator, grey high gloss fitted wardrobes and seven light points.

**BEDROOM THREE** 9'8" x 6'10" (2.95 x 2.1)  
 With grey carpet, grey painted walls, double radiator, grey high gloss fitted wardrobes, cupboard and five light points.

**HOUSE BATHROOM** 5'2" x 7'10" (1.6 x 2.4)  
 With white/ grey tiled flooring, part white/ grey tiled walls, part grey painted walls, three piece bathroom suite in white, shower over bath, shave point, mirror fronted unit, chrome heated towel ladder and six light points.

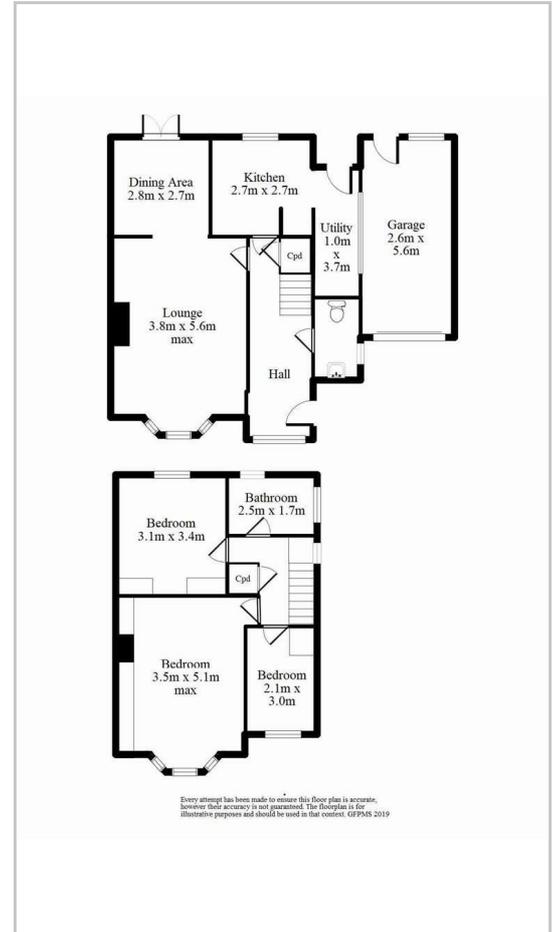
**GARDEN**  
 Paved rear garden with seating area

**GARAGE**  
 With electric door.

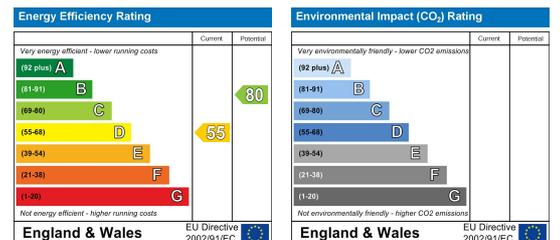
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.