



## 6 Sorrel Avenue

Tean, Tean, ST10 4LY

\*\*\*\* GOOD SIZE PLOT \*\*\*\* Detached family home offering a porch and hall, cloakroom, lounge, dining room, family room, kitchen, utility room and conservatory. Four bedrooms and an office, bathroom, front and rear gardens, drive and double garage.

£330,000

# 6 Sorrel Avenue

Tean, Tean, ST10 4LY



- DETACHED HOUSE
- LOUNGE & DINING ROOM
- FOUR BEDROOMS & OFFICE
- DRIVE & DOUBLE GARAGE
- PORCH & HALL
- FAMILY ROOM & CONSERVATORY
- BATHROOM
- CLOAKROOM
- KITCHEN & UTILITY ROOM
- GARDEN

- PORCH
- HALL
- CLOAKROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- CONSERVATORY
- FAMILY ROOM
- OFFICE
- FIRST FLOOR LANDING
- BEDROOM 1
- EN SUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- OUTSIDE



[Directions](#)



Floor Plan



**Approximate total area<sup>®</sup>**  
151.08 m<sup>2</sup>  
1626.21 ft<sup>2</sup>

**Reduced headroom**  
7.38 m<sup>2</sup>  
79.4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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