



Wansfell Gardens,

SOUGHT AFTER LOCATION: Castle Estate Agents are pleased to offer for sale this 4 double bedroom detached house set on this quiet road and in Bournes Green school catchment area, this property has many benefits including OFF STREET PARKING X 3 CARS.

- 4 Double bedrooms
- Off street parking x 3 cars
- 2 Receptions
- South facing garden
- Lots of potential
- Detached house
- Garage
- Approx 75ft rear garden
- Down stairs wc
- Bournes Green catchment

£415,000 Freehold

Front aspect

Off street parking x 3 cars with potential for 4 more, mainly laid to lawn, shrub borders, outside light, up and over door to garage, Double glazed door with Georgian style frosted windows inset to:



Inner hallway

Doors to all rooms, radiator, power points.

Downstairs wc

Two piece suite comprising of a low level flush toilet, hand wash basin, radiator, fully tiled, down lighters, double glazed Georgian style frosted window to the side aspect.

Kitchen 8'10" by 9'8" (2m 69cm x 2m 95cm)

Double glazed Georgian style window to the front aspect, striped lighting, eye level and base level units, boxed edge work surfaces, stainless steel sink with double drainer and mixer taps, fully tiled, service hatch to dining room, extractor fan, power points, space for, electric cooker, fridge freezer, washing machine and tumble dryer.



Dining room 16'5" by 10'4" (5m 0cm x 3m 15cm)

Double glazed Georgian style window to the front aspect, radiator, service hatch, power points, stairs to first floor.



Lounge 19'5" by 12'8" (5m 92cm x 3m 86cm)

Double glazed sliding patio doors and side panel windows to the rear aspect, coving, wall mounted lights, power points, tv point, feature York stone wall.



First floor landing

Doors to all rooms, power points.

Bedroom 1 13'0" by 10'2" (3m 96cm x 3m 10cm)

Double glazed Georgian style window to the rear aspect, up and over fitted wardrobes, power points and radiator.



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Bedroom 2 10'5" by 10'5" (3m 18cm x 3m 18cm)

Double glazed Georgian style window to the rear aspect, radiator, fitted wardrobes, power points.

Bedroom 3 12'9" by 9'2" (3m 89cm x 2m 79cm)

Double glazed Georgian style window to the front aspect, radiator, power points, fitted wardrobes.

Bedroom 4 9'0" by 8'8" (2m 74cm x 2m 64cm)

Double glazed Georgian style window to the rear aspect, radiator, power points, fitted wardrobe.

Bathroom

Three piece White suite comprising of a low level flash toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower, heated towel rail, tiled flooring, fully tiled walls, down lighters, Double glazed Georgian style frosted window to the side aspect.

Rear garden

Approx 75 ft South facing garden, mainly laid to lawn, mature shrub borders, block paved large patio area, gated side access, storage cupboard, door to garage.

Garage 12'7" by 8'7" (3m 84cm x 2m 62cm)

Up and over door, striped lighting, power point, wall mounted boiler, gas and electric meters, door to rear aspect and window to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	51
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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