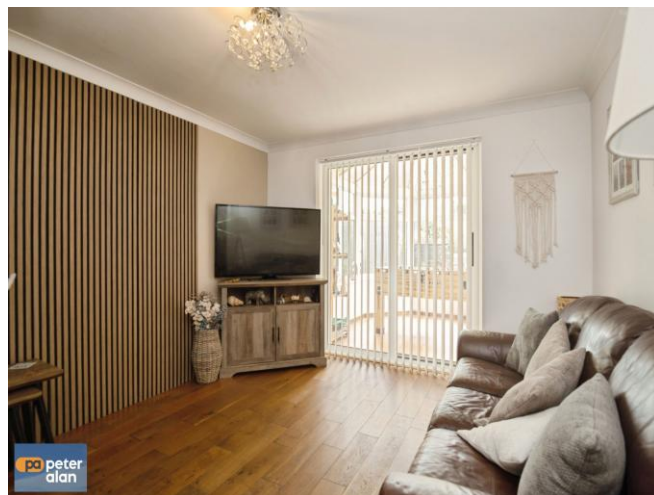




## Blaise Place offers in the region of £400,000

- Four Bedroom Detached Home
- Highly Regarded Area
- Spacious Rear Garden
- Sizeable Conservatory
- Very Well Presented
- EPC Rating: C



 4  2  2



## About the property

Spacious four-bedroom detached family home in a popular residential location

occupying a desirable position within a sought-after residential area, this spacious four-bedroom detached property offers versatile accommodation arranged over three floors, making it an excellent choice for growing families.

The ground floor features two generous reception rooms, providing ample space for both relaxing and entertaining, alongside a separate dining room, well-appointed kitchen, useful utility room, convenient WC, and a bright conservatory overlooking the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for everyday family living.

The second floor is home to an additional loft bedroom, creating a superb bedroom, guest room, or flexible space for those working from home.



## Accommodation

Hallway

Wc

Living Room

Reception Room

Dining Room

Kitchen

Utility Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

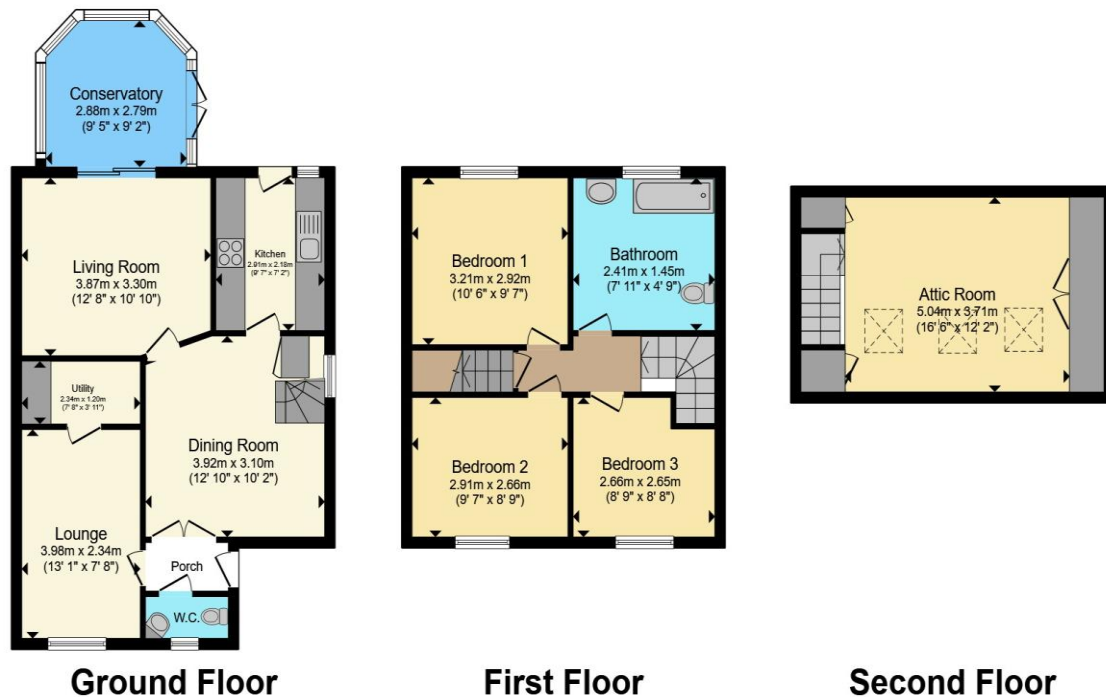
Second Floor

Bedroom Four

02920 397171

canton@peteralan.co.uk

## Floorplan



Total floor area 122.1 m<sup>2</sup> (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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