

**FOR SALE**



**Byford Drive, Polesworth**

**4 Bedrooms, 2 Bathroom, Detached House**

**Asking Price Of £390,000**





- **FOUR DOUBLE BEDROOMS**
- **SPACIOUS THROUGHOUT**
- **VILLAGE LOCATION**
- **SUBSTANTIAL PLOT SIZE**
- **DETACHED GARAGE**
- **EASY ACCESS COMMUTER LINKS**
- **POLESWORTH SCHOOL CATCHMENT**

Martin & Co are pleased to market this beautiful detached property in Polesworth village. Having lovely views to the front and multi vehicle driveway with detached garage. The property is presented to a high standard throughout and internal viewing is highly recommended.

EPC-83B

COUNCIL TAX BAND-D

KEY FACTS FOR BUYERS - SEE REPORT BELOW

HALLWAY 6' 0" x 10' 0" (1.83m x 3.05m) Having wood effect flooring throughout, with doors to storage, living room, kitchen diner and W.C. Staircase leading to upstairs landing.

WC 2' 11" x 5' 2" (0.89m x 1.57m) Having pedestal hand wash basin with splash back and a low level WC.

LIVING ROOM 11' 3" x 19' 7" (3.43m x 5.97m) A light and spacious living room, having UPVC double glazed window to front aspect and UPVC double glazed French doors leading to the rear garden.

KITCHEN/DINER 11' 7" x 19' 6" (3.53m x 5.94m) Another light and spacious room with UPVC double glazed window to front aspect, two UPVC double glazed windows to side aspect, wood effect flooring,

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



matching base and eye level kitchen units, roll edge work surfaces, stainless steel sink with drainer, integrated oven/hob, fridge freezer, dishwasher and open doorway into utility.

**UTILITY ROOM 6' 6" x 4' 7" (1.98m x 1.4m)** With wood effect flooring, space and plumbing for a washing machine/tumble dryer and obscured side door with access to the rear driveway.

**GARDEN A** low maintenance private garden with two paved patio areas and artificial lawn. Having gated access to driveway and door into detached garage

**LANDING 13' 4" x 3' 0" (4.06m x 0.91m)** With doors to bedrooms, storage cupboard and bathroom.

**MASTER BEDROOM 11' 5" x 11' 1" (3.48m x 3.38m)** A large master bedroom with UPVC double glazed window to side aspect and door into en-suite.

**ENSUITE 6' 6" x 4' 6" (1.98m x 1.37m)** With wood effect flooring, tiled splash backs, pedestal hand wash basin, low level WC and fully tiled double shower cubicle.

**BEDROOM TWO 11' 10" x 9' 10" (3.61m x 3m)** Doubled bedroom with UPVC double glazed window to

side aspect.

**BEDROOM THREE 9' 11" x 9' 6" (3.02m x 2.9m)** Doubled bedroom with UPVC double glazed windows to front and side aspects.

**BEDROOM FOUR 9' 11" x 8' 3" (3.02m x 2.51m)** Another double bedroom with UPVC double glazed window to front aspect.

**BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m)** UPVC obscured double glazed window to front aspect, wood effect flooring, tiled splash backs, pedestal hand wash basin and a panelled bath with fully tiled walls surround and shower over.

**GARAGE 17' 10" x 8' 11" (5.44m x 2.72m)** With access from rear garden and garage door from frontage.





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