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## Shelley Grove, Stonebroom, £220,000

- SEMI DETACHED HOME
- FANTASTIC FAR REACHING VIEWS
- VERY GENEROUS GARDEN
- FOUR BEDROOMS
- VIEWING IS AN ABSOLUTE MUST
- ENERGY RATING D



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Green & May are highly delighted to offer the market this four bedroom semi detached home within this cul-de-sac location with a very generous garden to the rear and amazing views. Briefly the accommodation comprises: Entrance hall, guest cloakroom/WC, lounge with bay window to the front and log burning stove, fitted dining kitchen with wall and base units, built in oven and hob and a further log burning stove within the dining area. Moving to the first floor there are four bedrooms and a family shower room with shower enclosure, shaped wash hand basin with cupboard below and low level WC. There is a driveway to the front with decorative border and to the rear there are lawns, patio and well established shrubs and trees. The property the benefit of a gas central heating system and double glazing where specified and we strongly recommend viewing this delightful home as soon as possible.

Within the village there is a general convenience store/post office, fast food outlets, bus routes, village hall, places of worship, play park and a primary school.

## Accommodation

### Entrance Hall

With double glazed door to the front, central heating radiator and stairs rising to the first floor accommodation.

### Cloakroom / W. C.

With guest two piece suite comprising: low level WC, wash hand basin, central heating radiator and double glazed window to the side elevation.



### Lounge (15' 01" x 10' 08") or (4.60m x 3.25m)

Plus bay. This is a spacious lounge with the focal point being the feature fireplace with log burning stove, central heating radiator, TV aerial connection point and double glazed bay window to the front elevation allowing plenty of natural light.



### Fitted Dining Kitchen (24' 05" x 10' 01") or (7.44m x 3.07m)

Plus recess. This is good sized dining kitchen with a range of wall and base units incorporating drawers, contrasting gloss counter tops, complementary tiling. There is a built in oven and electric hob with cooker hood over, plumbing for automatic washing machine, single drainer sink unit with mixer tap, appliance space, two central heating radiators, door to the porch, two double glazed windows to the rear elevation, log burning stove in the dining area and TV aerial connection point.

### Side Porch (10' 08" x 5' 05" ) or (3.25m x 1.65m)

With door to the side elevation.

### Landing

With access to the loft space and cupboard housing the gas central heating boiler.



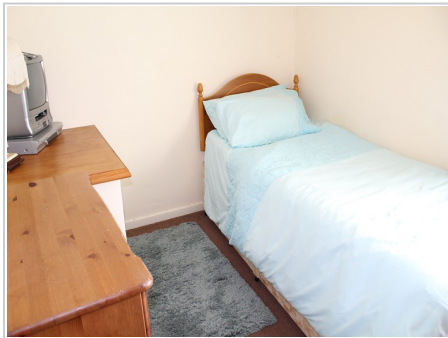
### Bedroom 1 (14' 0" x 10' 06") or (4.27m x 3.20m)

Plus bay. This is a spacious bedroom with double glazed bay window to the front which provides lots of natural light and central heating radiator.



### Bedroom 2 (10' 06" x 10' 04") or (3.20m x 3.15m)

With central heating radiator and double glazed window to the rear elevation.



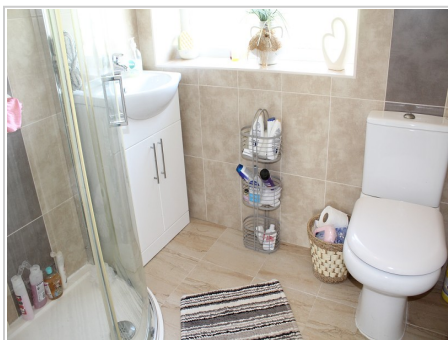
### Bedroom 3 (10' 01" Max x 7' 09" Max) or (3.07m Max x 2.36m Max)

With double glazed window to the front elevation and central heating radiator.



### Bedroom 4 (9' 10" x 7' 0") or (3.00m x 2.13m)

With double glazed window to the side elevation.



### Shower Room

With white three piece suite which comprises: tiled shower enclosure, wash hand basin with mixer tap and cupboard below, low level WC, complementary tiling to the walls and floor, central heating radiator and double glazed window to the rear.





## Outside

The property is set on an extremely generous plot with amazing views. The front of the property has a driveway which provides off road car parking and a decorative border. The rear garden is really something very special with paved patio/seating area, lawns with mature trees and bushes. There is an external tap and light and a useful coal store.



## Rear Bedroom View

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

## Directions

For Satellite Navigation the Post Code is DE55 6HY



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.