



6 Mellanby Close | Street | BA16 0NX

FREEHOLD

£400,000

## PROPERTY SUMMARY

4  2  2  D 

A detached four bedroom house, situated on the ever desirable Grangefields development, conveniently positioned opposite renowned Millfield Senior School has come to the market with no onward chain. The property comprises; downstairs WC, lounge/diner, conservatory, kitchen, a master bedroom with ensuite, three further bedrooms and family bathroom. Outside there is an enclosed rear garden, an integral garage and a driveway providing ample off road parking. An early viewing is highly recommended.

### Entrance Hall

Stairs to first floor. Radiator. Wooden double glazed obscure window to front. Door to lounge/diner, downstairs WC and kitchen. Storage cupboard.

### Lounge/Diner

16'5 x 10'5 (5.00m x 3.18m)

Radiator. Wooden double glazed bay window to front. Feature fireplace with gas fire. Throughway to dining room.

### Dining Room

9'9 x 9'0 (2.97m x 2.74m)

Radiator. Double glazed sliding doors leading into conservatory.

### Kitchen

11'2 x 10'1 (3.40m x 3.07m)

A range of wall, drawer and base units with laminate work surface over. Integrated electric double oven, gas hob and cooker hood over. Sink with drainer and mixer tap over. Tiling to splash prone areas. Space for fridge/freezer. Radiator. Door leading to garage, Wooden double glazed window to rear. Door leading to utility room. UPVC double glazed window to rear. Door to garage.

### WC

Low level WC. Wash hand basin. Tiling to splash prone areas. Radiator.

### Utility Room

5'5 x 5'0 (1.65m x 1.52m)

Space for washing machine, wall and base units with laminate work surface over. Door leading to rear garden. Door to garage.



Detached House

Kitchen

Lounge/Diner

Downstairs WC

Utility Room

Master Bedroom With Ensuite

Three Further Bedrooms

Bathroom

Conservatory

Garage



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PROPERTY**

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**Conservatory**

14'6 x 9'5 (4.42m x 2.87m)

Electric heater. UPVC double glazed doors leading on to rear Garden.

**Landing**

Doors leading to bedrooms one, two three, four and family bathroom. Airing cupboard.

**Bedroom One**

12'8 x 11'0 (3.86m x 3.35m)

Built in wardrobes. Radiator. UPVC double glazed window to front. Door to ensuite.

**En Suite**

Walk in shower, low level WC and wash hand basin with storage under. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to front.

**Bedroom Two**

10'8 x 9'9 (3.25m x 2.97m)

Radiator. Built in wardrobe. UPVC double glazed window to rear.

**Bedroom Three**

13'8 x 9'0 (4.17m x 2.74m)

Radiator. UPVC double glazed window to front.

**Bedroom Four**

9'6 x 8'8 (2.90m x 2.64m)

Radiator. UPVC double glazed window to rear.

**Bathroom**

Low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. UPVC double glazed window to rear.

**Garden**

Garden laid to lawn, enclosed with a mixture of wooden fencing and stone wall. Garden shed. Patio and entertaining area.

**Garage**

17'6 x 8'8 (5.33m x 2.64m)

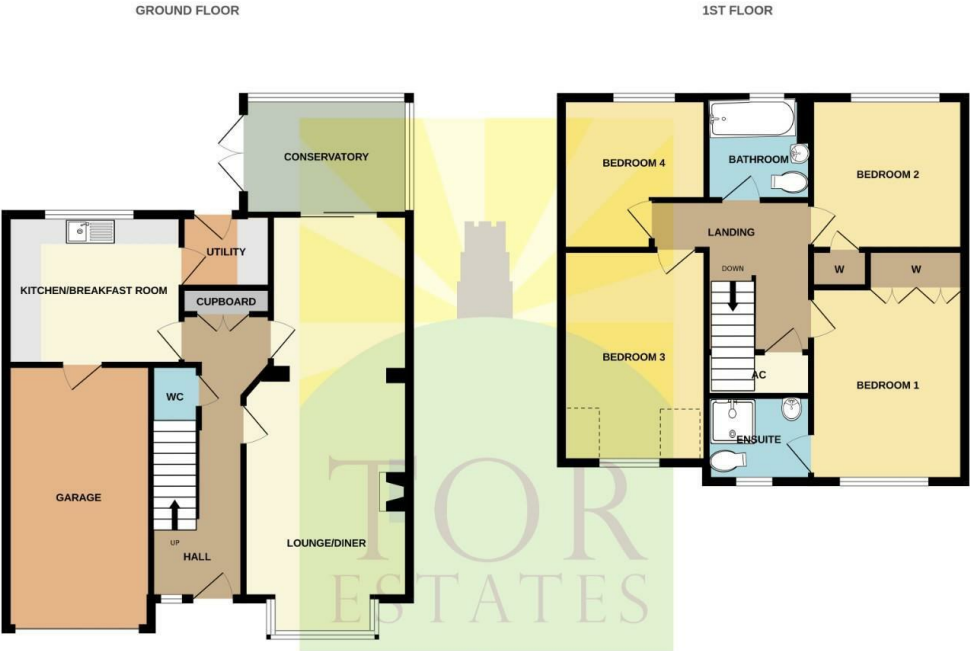
Up and over door. Power and light.

Front Of Property

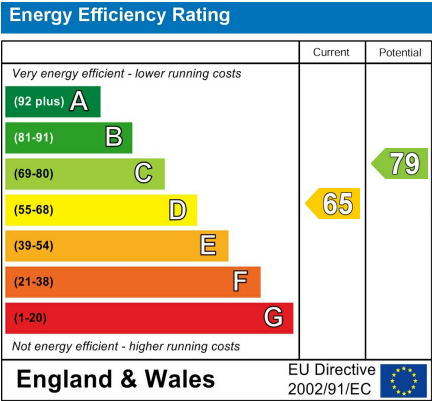
Private driveway offering off road parking for several cars. Gravel area. Garage.

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