

6 Mellanby Close | Street | BA16 0NX

FREEHOLD

£400,000

PROPERTY SUMMARY



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



**INTERESTED IN THIS
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)

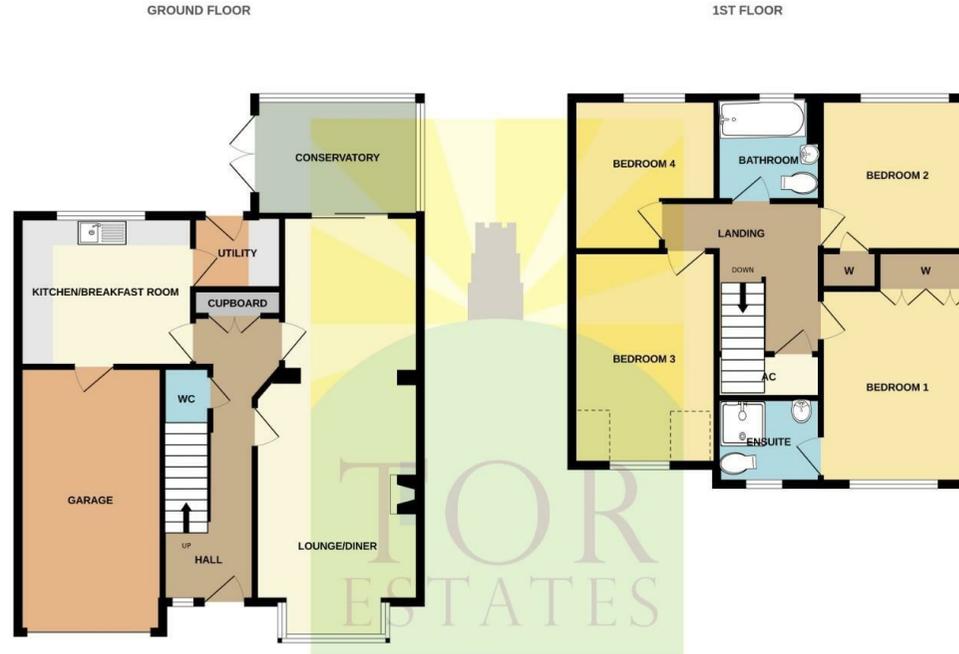
Up and over door. Power and light.

Front Of Property

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

Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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