

3 Bed Detached

£485,000



Cosgrove Close UB4 9RH

Nestles in a quiet cul-de-sac on the ever popular Glencoe development. This 3 bedroomed extended detached family home offers flexible living with scope to convert the garage (stp). This wonderful property comprises of entrance porch, ground floor w.c, hallway, 1st reception room leading to a well fitted kitchen/diner leading to 2nd reception with French doors to the garden. The first floor comprises of 3 good size bedrooms all with built in wardrobes and a family bathroom. Externally to the front there is off street parking via own drive way leading to the garage. the rear garden is mostly laid to lawn with a patio area. viewings highly recommended of this delightful detached home.

Accommodation

a well presented detached house

3 good size bedrooms

2 receptions room

ground floor wc

double glazing / gas central

lovely rear garden

own driveway to garage

quiet cul de sac

Ground Floor

entrance porch - Half Brick

hallway - Fitted carpet, Double Radiator, Door to Ground Floor W/C, Door to Lounge & Staircase to First Floor

ground floor wc - 5' 0" x 3' 3" (1.54m x 1m) Low Level wc, wall mounted hand basin with splash back tiles, single radiator, UPVC window fitted with opaque glass.

living room - 14' 5" x 11' 3" (4.4m x 3.45m) Front aspect of the property with Upvc Double glazed windows, double radiator fitted carpet, under stair storage cupboard and door leading to the kitchen

reverse view -

kitchen / diner - 14' 9" x 8' 2" (4.52m x 2.5m) a vast array of eye and base level units, stainless steel sink, tiled splash back, space for washing machine, dish washer.

reverse view -

dining area -

reverse view -

sitting room - 15' 1" x 7' 8" (4.6m x 2.35m) Rear aspect of the property with Upvc French double doors leading to the garden. Radiator and Upvc Double glazed windows and fitted carpet.

reverse view -

first floor landing - Fitted Carpet, access to part boarded loft.

bedroom 1 - 11' 8" x 8' 6" (3.57m x 2.6m) Front aspect, recently redecorated, fitted wardrobes with glass and mirrored inserts, double glazed window, radiator, power points and fitted carpet.

bedroom 2 - 11' 3" x 8' 3" (3.45m x 2.52m) recently redecorated, rear aspect, fitted wardrobes with mirror insert, radiator, double glazed window, power points and fitted carpets.



bedroom 3 - 8' 7" x 5' 8" (2.62m x 1.74m) Front aspect , recently redecorated, double glazed windows, power points, radiator fitted carpets and built in wardrobe

family bathroom - 5' 11" x 5' 9" (1.82m x 1.76m) Panel enclosed bath with mixer taps and hand shower, over bath electric shower, shower screen, hand basin with mixer taps, low level wc, radiator, Opaque double glazed window, and fully tiled walls

external - Rear garden is mostly laid to lawn with a patio area, enclosed panel fencing, garden shed and out side tap, access to the front of the property via gate.
Front garden is block paved with decorative planting area, drive leading to garage

reverse view -

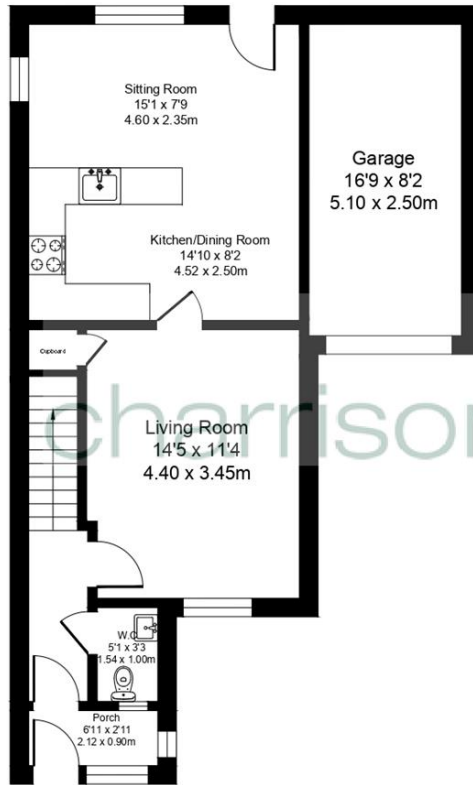
garage -



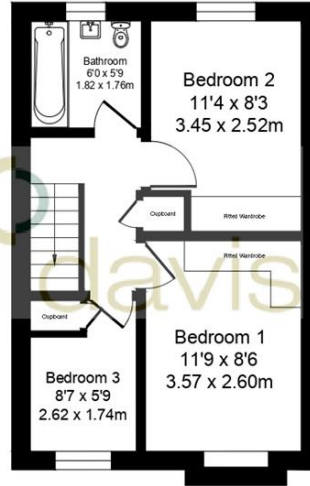


Floorplans

Ground Floor
Approx. 50.6 sq meters (544.65 sq feet)



First Floor
Approx. 31.5 sq meters (339.06 sq feet)



Total Area Approx. 82.1 sq meters (883.71 sq feet)

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		