



3 Smiths Way, Water Orton, B46 1TW

Offers in excess of £450,000

This extremely well presented detached home briefly comprises lounge, refitted kitchen, utility room, downstairs w/c, four bedrooms (master having ensuite) and family bathroom. There is a block paved driveway to the front leading to the garage and an enclosed rear garden. This would make the perfect family home and should be viewed to appreciate the property on offer.

Approach

Via Block Paved driveway with ample off road parking.



Porch

Double glazed French doors and windows to front and wall light point.

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.



Lounge

16'2 x 13'1 (4.93m x 3.99m)

Double glazed bay window to front, radiator and two ceiling light points.



Kitchen/Diner

21'1 x 10 (6.43m x 3.05m)

Double glazed French Doors and windows to rear, matching wall, base and drawer units, integrated electric induction hob with extractor over, integrated oven, microwave and fridge freezer, sink with mixer tap, breakfast bar, radiator and spot lights to ceiling.



Downstairs W/C

Double glazed window to rear, low level W/C, wash hand basin with storage below

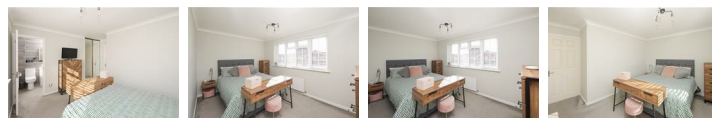
Landing

Loft access and ceiling light point.

Bedroom One

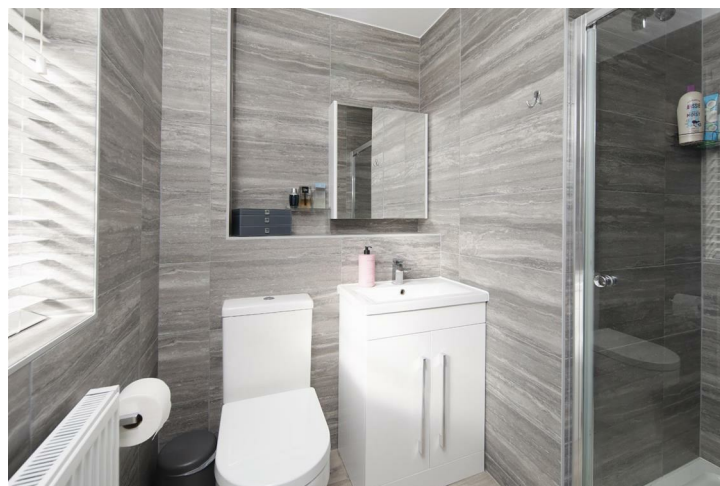
13 x 12 (3.96m x 3.66m)

Double glazed window to front, radiator and ceiling light point.



Ensuite

Double glazed window to front, low level W/C, hand wash basin with storage below, shower cubicle, radiator and spot lights to ceiling.



Bedroom Two

12 x 9 (3.66m x 2.74m)

Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



Bedroom Three

13 x 7'11 (3.96m x 2.41m)

Double glazed window to front, radiator and ceiling light point.



Bedroom Four

9 x 6 (2.74m x 1.83m)

Double glazed window to rear, built in wardrobe, radiator and ceiling light point.



Bathroom

Double glazed obscured window to side, panelled bath with shower over, low level W/C, pedestal hand wash basin, radiator and spot lights to ceiling.



Rear Garden

Paved patio area, artificial lawn, gated side access and enclosed to neighbouring boundaries.



Garage

Up and over doors, power sockets, base units, sink with mixer tap and drainer, space for white goods, and ceiling light point.

Further Information

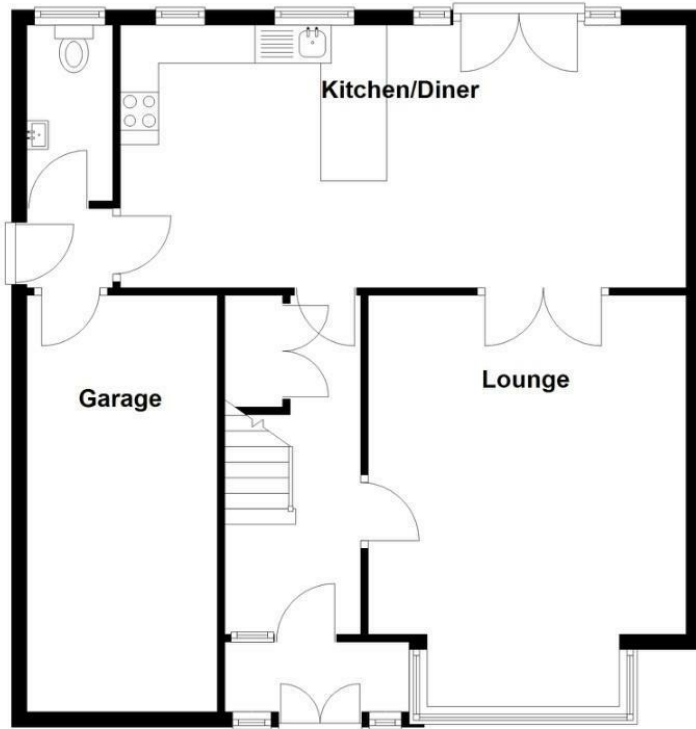
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: E
EPC Rating: D

Ground Floor

Approx. 75.2 sq. metres (809.1 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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