



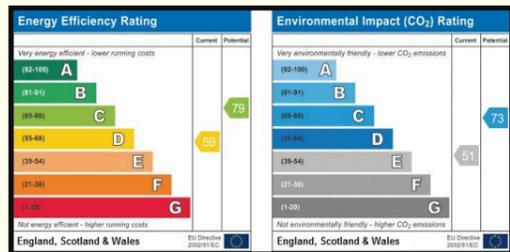
Ground Floor 46 Somersby Drive



First Floor 46 Somersby Drive



Second Floor



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SOMERSBY DRIVE, BROMLEY CROSS, BL7 9PX



- Extended 4 bedroom detached home
- Excellent cul-de-sac position
- Close to highly regarded local schools
- Spacious lounge through diner
- Utility room
- Master bedroom with ensuite
- Superb ftd kitchen with appl by Queenline
- Lovely garden with open views



£260,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A BEAUTIFUL FAMILY HOME SET IN ONE OF BROMLEY CROSS'S MOST POPULAR DEVELOPMENTS, IDEAL FOR FAMILIES LOOKING TO PLACE THEIR CHILDREN IN THE AREAS HIGHLY REGARDED LOCAL SCHOOLS... Modern four bedroom detached house in excellent cul-de-sac close to many local amenities including good pubs, restaurants, shops and train station. The property is ideal for a family and offers well designed living space warmed by gas central heating with the benefit of double glazing (part timber part UPVC). Comprises; small hall with cloaks WC off. Spacious lounge, archway to dining room with patio doors to the garden, superb Queen line designed and fitted kitchen complete with Bosch grill/oven/hob/microwave, integrated dishwasher and plumbed in fridge freezer. Utility room section from parts of the integral garage. Landing, master bedroom with fitted wardrobes and ensuite shower room. Bedroom three has a foldaway ladder to loft that is boarded and plastered with available roof window. Family bathroom. The garden is again ideal as it is level and has a large patio lawn and vegetable patch with open views to the rear view this property please call Cardwells for an appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 6" x 3' 1" (2.28m x 0.94m) Stairs off to first floor

Cloaks WC 4' 6" x 3' 8" (1.36m x 1.12m) white WC and wash basin

Lounge/Diner 18' 1" x 12' 3" (5.52m x 3.73m) White marble fireplace Half and surround with inset gas coal flame fire. Arched through to dining room.

Dining Room 9' 5" x 8' 3" (2.88m x 2.51m) Patio doors to garden, laminate flooring.

Kitchen 14' 1" x 8' 2" (4.3m x 2.5m) professionally fitted kitchen designed and installed by Queen line. Inset one with a half bowl stainless steel sink, base cupboards drawers and ample worktop space, Bosch oven and grill, microwave, stainless steel extractor hood, plumbed in fridge freezer, integrated dishwasher. Spotlights to ceiling, ceramic tiled floor, UPVC double glazed window and entrance door.

Utility Room 7' 3" x 6' 9" (2.22m x 2.06m) (sectioned off from the garage). Plumbed for water washer, space for dryer. Wall mounted gas central heating boiler and double wall cupboard. Ceramic tile floor.

Landing 12' 3" x 7' 3" (3.73m x 2.22m) Airing cupboard

Bedroom 1 13' 7" x 8' 8" (4.15m x 2.65m) professionally fitted furniture, two double wardrobes top bridging cupboards headboard dressing table and drawers double glazed.

Ensuite 2' 10" x 8' 8" (0.87m x 2.63m) White WC and wash basin, tiled shower cubicle with Myra shower. Double glazed.

Bedroom 2 9' 10" x 8' 9" (3m x 2.66m) Double glazed window to rear

Bedroom 3 17' 10" x 7' 9" (5.43m x 2.35m) laminate flooring double glazed and fall the way loft ladder to the loft.

Loft 14' 9" x 7' 10" (4.5m x 2.38m) approximately, Velux roof window, floored, power and lighting

Bedroom 4 14' 9" x 6' 8" (4.5m x 2.04m) maximum UPVC double glaze window.

Bathroom 7' 1" x 5' 6" (2.17m x 1.68m) modern white suite, bath with shower above WC and wash basin. Ceramic tile walls and floor. Double glazed.

Garage 10' 4" x 7' 7" (3.16m x 2.3m) (part section for utility room) up/over door served by paved driveway.

Please note: all viewings are by appointment only through our BOLTON Office

Gardens lawned front garden with cherry blossom tree. South facing rear garden which is of a good size having a large patio, lawn and flower beds with open views towards the hills at the rear

Important notes Freehold, gas central heating by radiators, part timber and part UPVC double glazed. South facing rear garden. Extended in 2003. Excellent cul-de-sac location within the catchment zone for the area's most popular schools.

Price £260,000

DISCLAIMER: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

