



2 Orchard Drive, Durkar - WF4 3BW

£499,950 Freehold

A unique detached family home with adjacent self contained flat, offering five/six bedrooms, three reception rooms, double garage, convenient location close to excellent schools. No Chain

Entrance Reception Hallway

With double glazed entrance door and windows, understairs storage cupboard, open staircase, laminate wood flooring, single panel radiator.

Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, tiling, double glazed window, single panel radiator.

Living Room

24' 3" x 11' 8" (7.40m x 3.56m)

A light and airy room with double glazed window to the front, sliding double glazed patio doors leading onto the front garden, downlighting to the ceiling, feature fire surround and hearth with electric fire, two central heating radiators.

Formal Dining Room

13' 0" x 8' 2" (3.95m x 2.50m)

With double opening doors leading from the hallway, sliding double glazed patio doors, single panel radiator.

Breakfast Kitchen

13' 9" x 11' 3" (4.19m x 3.42m)

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in double oven, gas hob with extractor hood over, plumbing for dishwasher, tiling between the worktops and wall units, double glazed window, single panel radiator.

Utility Room

10' 8" x 5' 0" (3.26m x 1.52m)

Giving access to the rear garden, fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, tiled floor, tiling between the worktops and wall units, central heating radiator.

Family Room

10' 10" x 9' 0" (3.29m x 2.75m)

Situated to the front of the property with double glazed window, single panel radiator.

Stairs lead to...

First Floor Landing

With built in storage cupboard.

Master Bedroom to Front

10' 4" x 14' 2" (3.15m x 4.32m)

Having fitted wardrobes, overhead cupboards, drawers and shelving, double glazed window, central heating radiator.

Ensuite Shower Room

Furnished with modern suite comprising pedestal wash basin, low flush w/c, panelled bath with corner shower, tiling, double glazed window, single panel radiator.

Bedroom to Rear

12' 2" x 8' 5" (3.70m x 2.57m)

With double glazed window, single panel radiator.

Bedroom/Home Office

11' 8" x 8' 4" (3.56m x 2.54m)

With double glazed window, single panel radiator.

House Bathroom

Comprising wash hand basin set in vanity unit, low flush w/c, panelled bath, separate shower cubicle, tiling, double glazed window, single panel radiator.

Bedroom to Rear

11' 8" x 11' 10" (3.56m x 3.60m)

With double glazed window, single panel radiator.

Bedroom to Front

11' 9" x 11' 10" (3.58m x 3.60m)

With double glazed window, laminate wood flooring, single panel radiator.

Outside/Annex

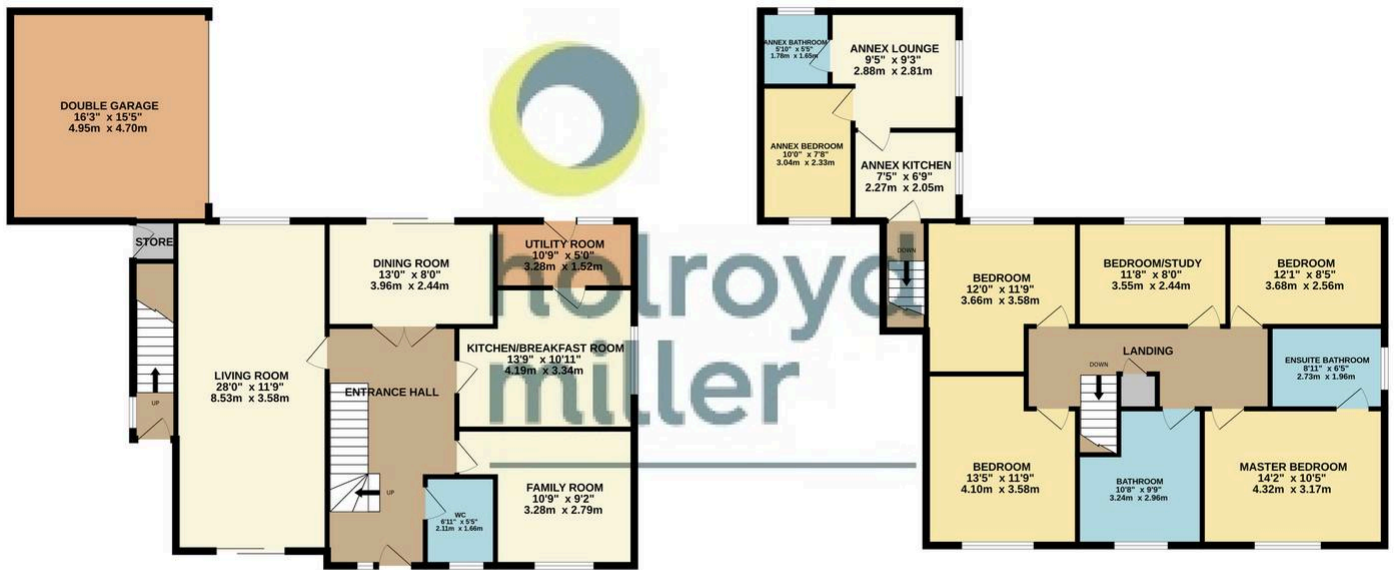
Separate access to the side to Purpose built first floor flat with ground floor entrance lobby, double glazed entrance door, understairs storage cupboard, leads to first floor landing with double glazed window, central heating radiator. Kitchen (2.06m x 2.35m) fitted with a matching range of light oak fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, tiling double glazed window. Living Room (2.77m x 2.80m) with flame effect fitted gas fire, double glazed window, central heating radiator. House bathroom furnished with coloured suite comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, tiling, double glazed window. Bedroom 2.28m x 3.07m with fitted wardrobes, overhead cupboards, double glazed window, single panel radiator. Outside, the property has neat lawn garden area to the front, paved patio area, block paved driveway to the side provides ample off street parking leading to the rear to the integral double garage





GROUND FLOOR
1251 sq.ft. (116.3 sq.m.) approx.

1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA : 2432 sq.ft. (226.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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