



4 Poolcroft, Sale

Sale

£589,950

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 4 Poolcroft

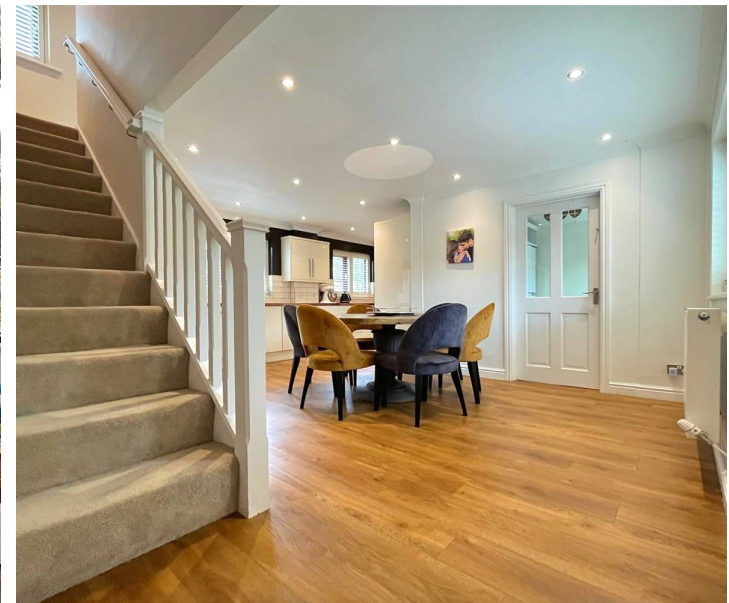
Sale

This stunning three double bedroom modern detached home, set in a quiet but yet convenient cul-de-sac with easy access to excellent transport links. Revealing stylish, sophisticated and spacious family accommodation throughout. With a secure private west facing rear garden, off road parking and remarkable amounts of contemporary living space, this wonderful family home is ideal for a range of buyers. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

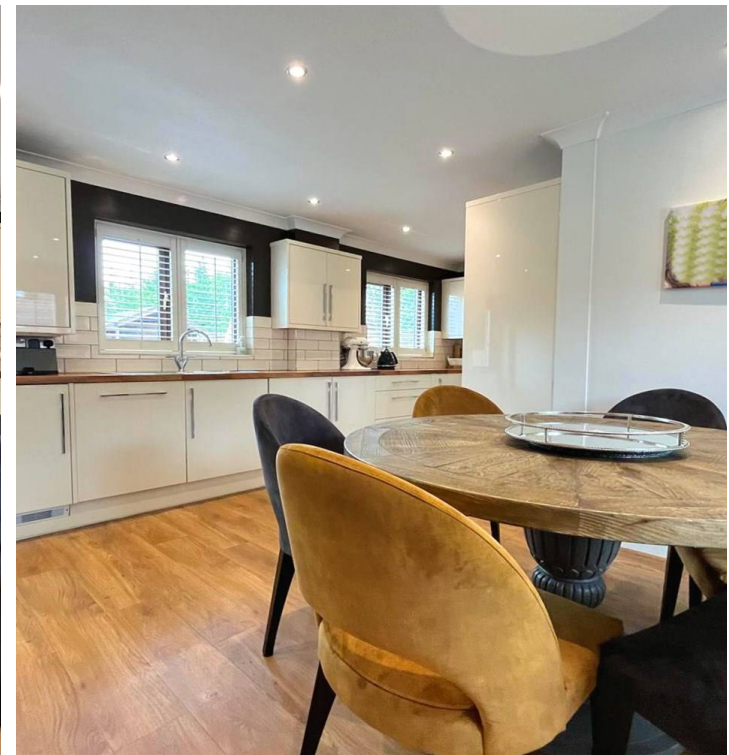


## 4 Poolcroft

### Sale

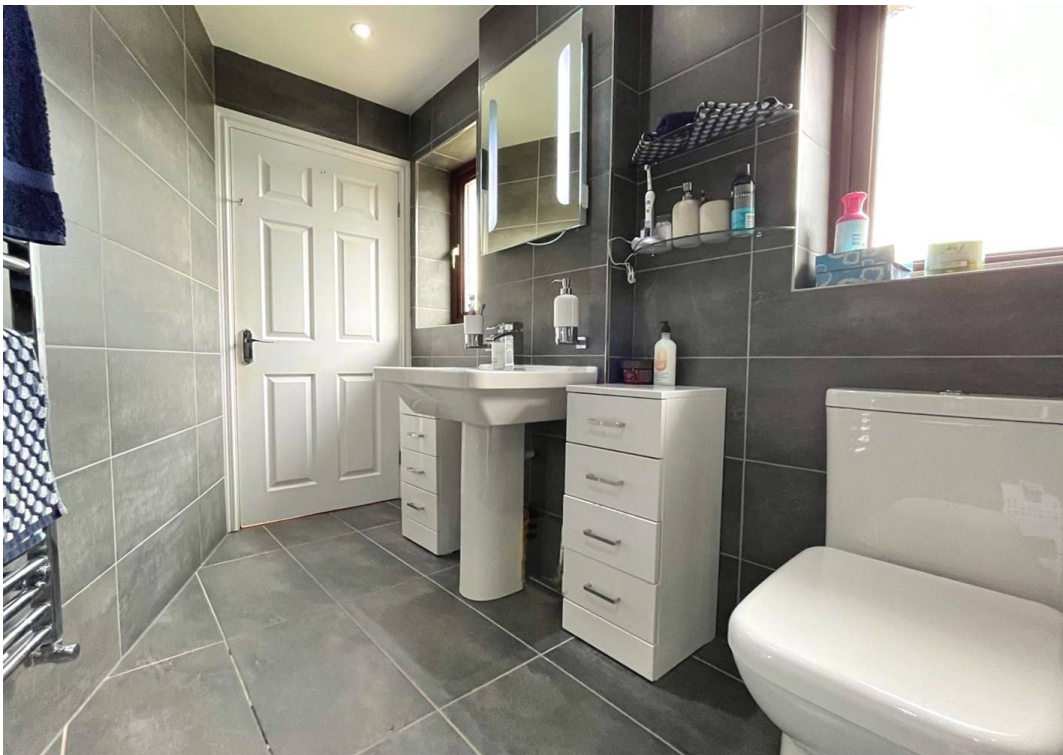
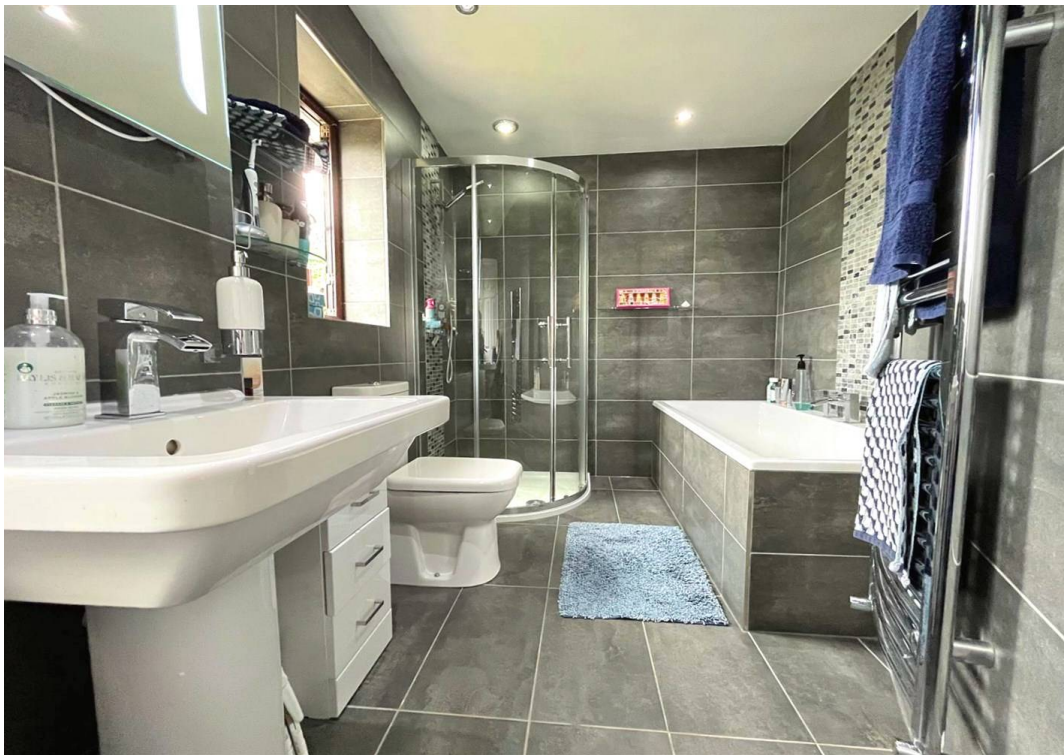
Nestled in a quiet cul-de-sac, this detached property reveals accommodation which has been beautifully modernised throughout. Upon entering through a porch way you are greeted by a stunning open plan modern kitchen/ dining room which also allows access to a landscaped west facing rear garden. An immaculate lounge with bay window seating providing access through double doors to a spacious conservatory currently being used as a play room. There is the added bonus of a separate downstairs office space with ample of fitted storage completes the downstairs living space.

To the first floor there are three generous double bedrooms all benefiting from fitted wardrobes and an immaculate four piece family bathroom . Externally a driveway provides ample off road parking for multiple cars and a landscaped west facing garden is positioned to the rear and provides an excellent degree of privacy.







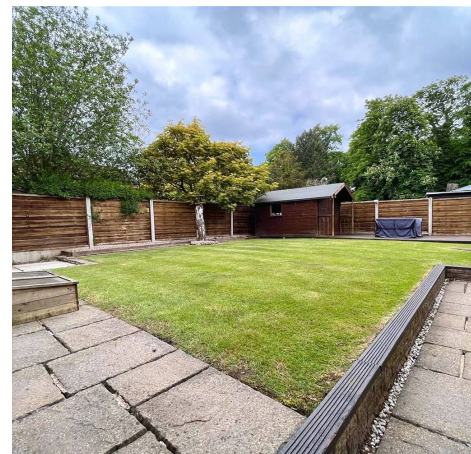


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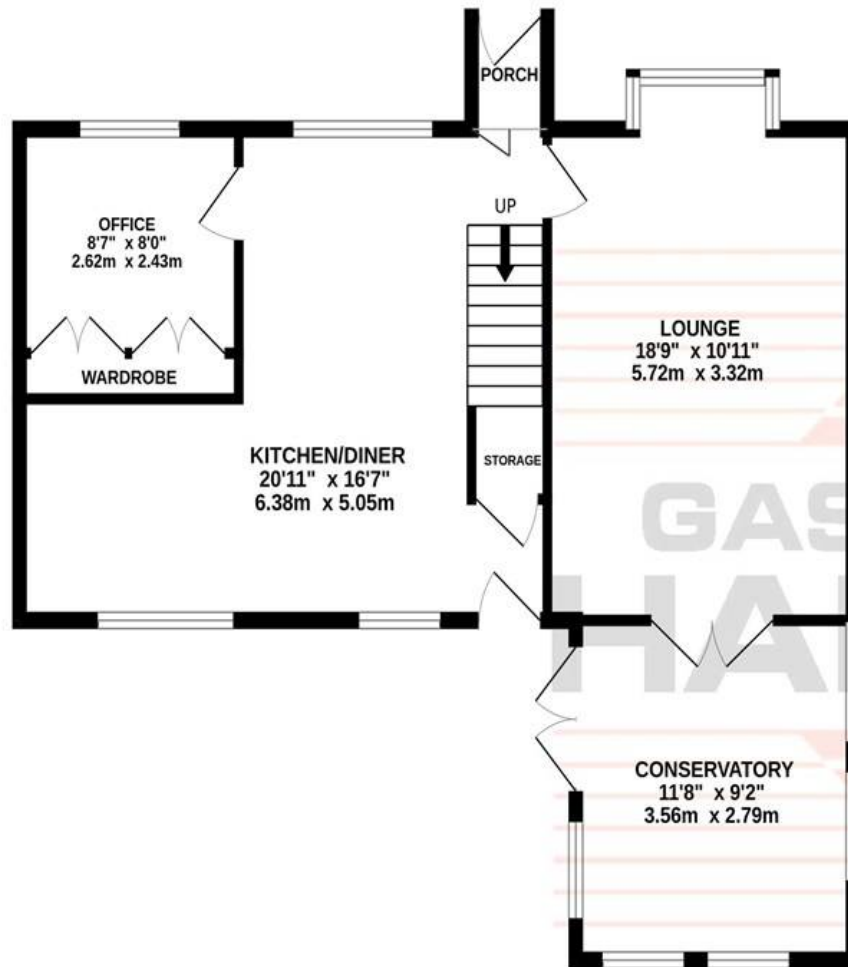
### Sale

Nestled in a quiet cul-de-sac, this detached property reveals accommodation which has been beautifully modernised throughout. Upon entering through a porch way you are greeted by a stunning open plan modern kitchen/ dining room which also allows access to a landscaped west facing rear garden. An immaculate lounge with bay window seating providing access through double doors to a spacious conservatory currently being used as a play room. There is the added bonus of a separate downstairs office space with ample of fitted storage completes the downstairs living space.

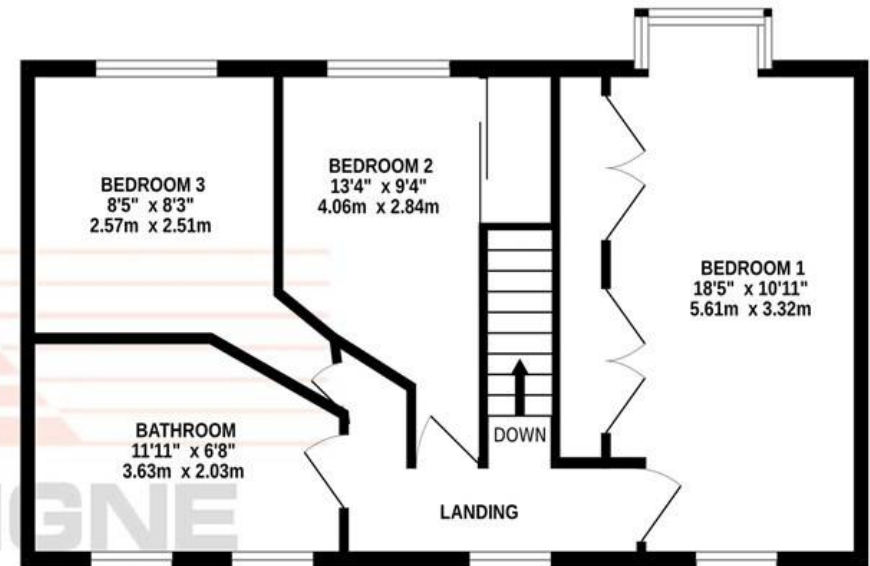
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**GROUND FLOOR**  
720 sq.ft. (66.9 sq.m.) approx.



**1ST FLOOR**  
576 sq.ft. (53.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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