

£850,000



Toad Hall, Balmoral Drive, Verte Rue, Vale

Perry's guide reference: 16 B1



- Modern Family Home, Up To 5 Beds
- With 2 Bathrooms (1 Ensuite) & W.C.
- Beautifully Presented Throughout
- Sunny Rear & Side Gardens
- Parking & Large Integral Garage
- TRP 162

A superb family home situated in a small select clos located close to local amenities and within easy reach of the west coast.

The immaculate accommodation provides excellent reception space with a light and spacious lounge featuring a working fireplace and with doors leading out onto a patio, in addition to a stylish kitchen/diner and separate dining room, which could be utilised as a fifth bedroom. A cloakroom and garage with a laundry area (and plumbing and electricity for a washing machine and tumble dryer) also occupy the ground floor, with a primary bedroom with ensuite shower room, three further double bedrooms and a family bathroom on the first floor.

Externally, the property has a good size, lawned garden enjoying a sunny aspect and bounded by rendered walls. To the front there is parking for up to three cars (with scope to create further spaces) on a tarmac driveway.

Brought to the market in move-in condition and deceptively spacious - internal viewing is highly recommended by Mawson Collins.



























1ST FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Rangemaster Classic 90 electric range oven with gas hob
- Rangemaster extractor fan
- Neff integrated microwave
- Neff integrated dishwasher
- Neff integrated fridge/freezer

Room Measurements

GROUND FLOOR

Entrance Hall	9' 9" x 5' 8" (2.97m x 1.73m)
Inner Hall	11' 8" x 6' 6" (3.55m x 1.98m)
Cloaks Lobby	5' 9" x 5' 9" (1.76m x 1.75m)
W.C.	5' 8" x 5' 5" (1.73m x 1.64m)
Dining Room	11' 7" x 10' 11" (3.54m x 3.33m)
Kitchen/Breakfast Room	18' 6" x 9' 11" (5.65m x 3.02m)
Lounge	21' 3" x 12' 4" (6.47m x 3.75m)
Internal Garage/Laundry	21' 0" x 9' 8" (6.41m x 2.94m)

FIRST FLOOR

Stairs and Landing	11' 3" x 6' 3" (3.43m x 1.90m)
Bedroom 1	18' 9" x 10' 5" (5.71m x 3.18m)
En-suite	9' 6" x 5' 3" (2.89m x 1.61m)
Bedroom 2	19' 3" x 11' 8" (5.88m x 3.56m)
Bedroom 3	13' 8" x 12' 7" (4.16m x 3.84m)
Bathroom	7' 7" x 5' 10" (2.31m x 1.77m)
Bedroom 4	10' 8" x 9' 3" (3.24m x 2.81m)

**Possession**

By arrangement.

Services

Mains water, electricity, gas and drainage. Oil Central Heating. UPVC double glazed windows.

We are advised that the property is of cavity construction.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.