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Petty
Real™

4 Uplands Drive
Fence
BB12 9EQ



For Sale

£450,000

- Detached House
- Five Bedrooms
- Spacious Kitchen
- Two Reception Rooms
- Two Bathrooms

- Driveway & Garage
- Close To Amenities
- Near To Transport Links
- Large Garden Space
- Tax Band E



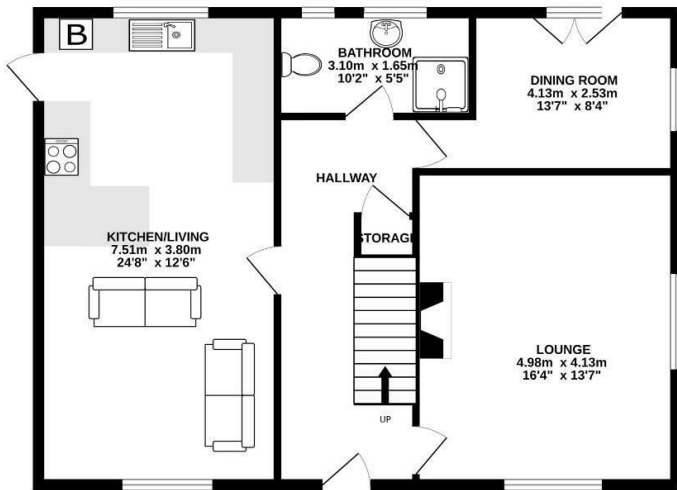
This is a wonderful opportunity to own a spacious five-bedroom detached dwelling providing approx. 1500sq ft. of accommodation and situated in a sought after location. The property would be perfect for growing families. Located in the popular village of Fence, close to schools, amenities, and transport links.

The property is split over two floors. The ground floor includes one reception room, a dining room, a shower room, and a spacious modern fully fitted living kitchen. Spacious lounge has an attractive fireplace with log burning stove, and dual aspect windows. The bathroom comprises a full-standing wash basin, a shower cubicle, and a low-level W.C. The dining room is light and airy and has double glazed French doors leading out into the back garden. The modern kitchen houses matching wall, base, and drawer units with contrasting oak work surfaces, a stainless steel sink, an induction hob with an extractor fan, a double oven, integrated dishwasher, fridge and washing machine and a combi microwave, surrounded by grey embossed tiling.

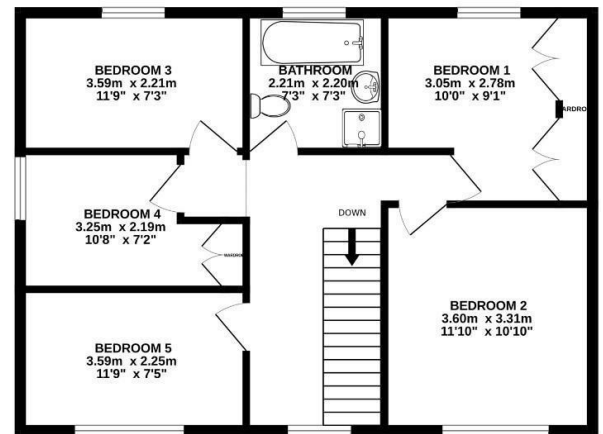
The first floor includes five double bedrooms and a spacious bathroom. The bathroom comprises a three-piece white suite with a wash basin on a floating vanity, a free-standing bath with an overhead shower, and low-level W.C. The bathroom also includes a shower cubicle. Bedroom one and four have the benefit of fitted wardrobes.

The property has an adjoining garage and driveway. To the rear is a private garden with tiered lawn, and a paved pathway and patio area making this the perfect environment for a family to enjoy. The entire property benefits from plenty of storage space and the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!

GROUND FLOOR
75.5 sq.m. (813 sq.ft.) approx.



1ST FLOOR
60.5 sq.m. (652 sq.ft.) approx.



TOTAL FLOOR AREA: 136.0 sq.m. (1464 sq.ft.) 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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