





- Desirable Address
- Five Bedrooms
- Utility Room
- Off Street Parking
- Council Tax Band *D*
- Extended Family Home
- Two Bathrooms
- Study
- Freehold
- Viewing A Must





Jan Forster Estates are delighted to welcome to the sale market this stunning, five-bedroom, detached family home, situated in the sought-after Cranbrook Court in Kingston Park.

The location boasts a wealth of amenities, including schools, parks, leisure facilities, and shopping options, making it a convenient and attractive area for families. Whether for daily needs or leisure, residents will find everything they need close to home. This neighbourhood offers a family-friendly environment, and the area also benefits from excellent transportation links, with several bus stops nearby along with the Metro.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway, bright and airy lounge and a fantastic open plan kitchen dining room with fitted units, integrated oven and hob and access to the rear garden. There is also a ground floor bedroom and a handy utility room, ground floor WC and ample storage space. To the first floor there are four bedrooms, the main with an en suite and there is an opulent family bathroom WC with a free-standing bathtub. There is also a study room. Further benefits include gas central heating and double glazing.

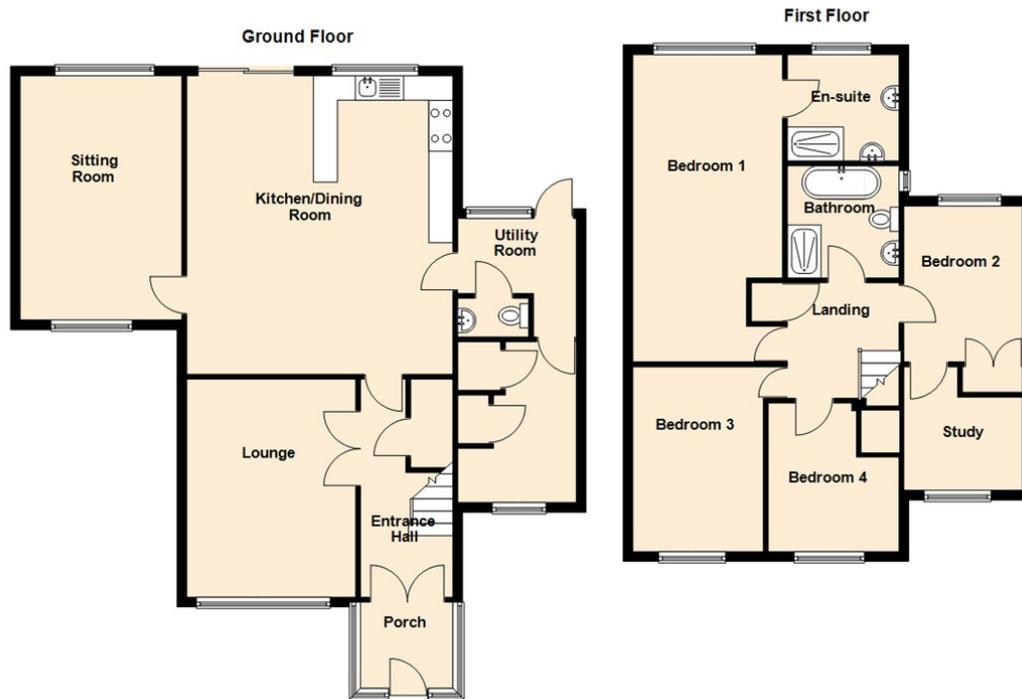
Externally, there is a generous paved driveway to the front which provides off street parking for multiple vehicles. There is also a charming rear garden with patio areas, decking and a lawn. An ideal space to relax or entertain in the warmer months.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *D*





- Lounge 11'5" x 14'9" (3.50 x 4.52)
- Kitchen Dining Room 19'5" x 18'2" (5.94 x 5.54)
- Bedroom Five 10'9" x 16'2" (3.30 x 4.93)
- Bedroom One 20'1" x 9'1" (6.13 x 2.79)
- Bedroom Two 11'10" x 8'1" (3.61 x 2.47)
- Study 7'4" x 7'10" (2.25 x 2.40)
- Bedroom Three 12'3" x 9'1" (3.75 x 2.77)
- Bedroom Four 9'1" x 8'0" (2.78 x 2.46)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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