



Webster Drive, Upton, CH49

Guide Price £359,950

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Freehold

Light, bright and ever so smartly presented. This four bedroomed detached house seems especially well balanced, with good family accommodation at ground floor, an especially spacious living room and generous kitchen-diner to the other side of the hall; and with three double sized bedrooms and a larger than standard single bedroom at first floor, also a boarded loft to bare in mind.

The kitchen is streamline, tactile, well designed (with upgrades inc wine cooler, skirting and under-cupboard lighting and downlighting and a great utility) and also comes with plenty of room, whilst being open plan to a dining room which itself is a lovely bright and airy room.

A room that enjoys a floor to ceiling, patio doored bay opening, onto the patio and lawn.

The garden is south to south west facing and very private. (The only overlooking windows are frosted) The patio setting is perfectly positioned for outdoor relaxation.

Amenities wise, this location is great for schools, public transport and a quick dart to the motorway for the city. For directions please sat nav: CH49 4SA





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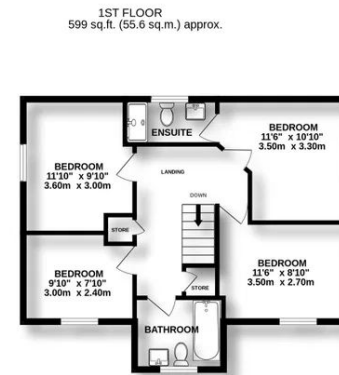
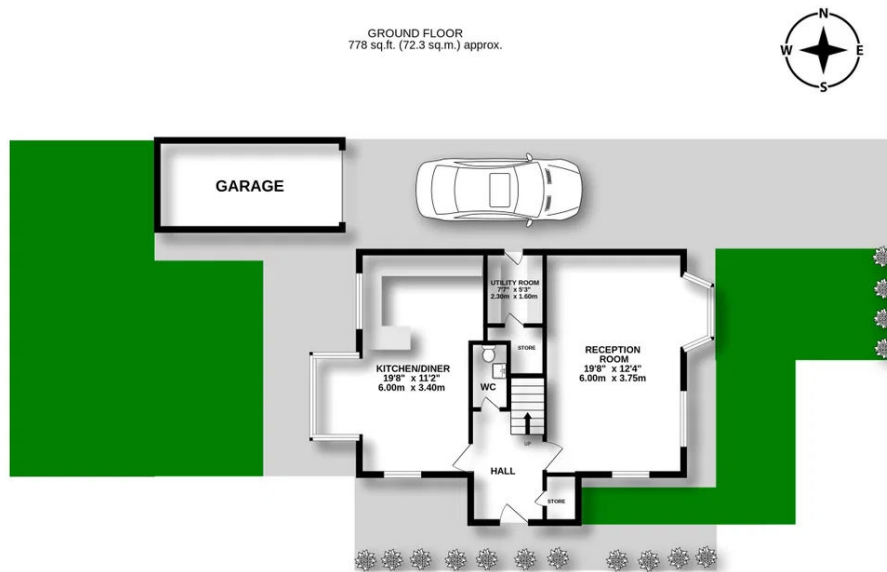
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TOTAL FLOOR AREA : 1376 sq.ft. (127.9 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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