



The Lavender, Church Lane Wark

- Detached
- Four/Five Bedrooms
- En-Suites
- Garage
- Integrated Appliances Included
- River Views

Asking Price **£ 535,950**

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ROOK
MATTHEWS
SAYER

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Church Lane Wark

Four/five bedroom, double-fronted family home with front porch and block paved drive leading to garage and parking spaces.

The ground floor entrance hall leads to a well-proportioned living room and home office. Spacious open-plan kitchen, dining and family area with integrated appliances and bi-fold doors to rear patio and garden. Separate store cupboard and ground floor W.C.

First floor offers a generous master bedroom with a shower en-suite with an option of a walk-in dressing room or study/bedroom 5. Three further bedrooms and a family bathroom.

Ground Floor Room Schedule:

Living Room: 4332mm x 3965mm / 14' 3" x 13' 0"

Kitchen/Dining: 6547mm x 3100mm / 21' 6" x 10' 2"

Family Room: 3217mm x 4346mm / 10' 7" x 14' 3"

Home Office : 2174mm x 2776mm / 7' 2" x 9' 1"

W.C: 950mm x 1600mm / 3' 1" x 5' 3"

First Floor Room Schedule:

Master Bedroom: 3237mm x 3251mm / 10' 7" x 10' 8"

En-Suite 1: 2237mm x 1210mm / 7' 4" x 4' 0"

Dressing Area: 2720mm x 1901mm / 8' 11" x 6' 6"

Bedroom 2: 4392mm x 2684mm / 14' 5" x 8' 10"

En-suite 2: 2090mm x 2502mm / 6' 10" x 8' 3"

Bedroom 3: 3237mm x 2577mm / 10' 7" x 8' 5"

Bedroom 4: 3759mm x 2427mm / 12' 4" x 8' 0"

Bathroom: 2277mm x 1927mm / 7' 6" x 6' 4"

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: TBC

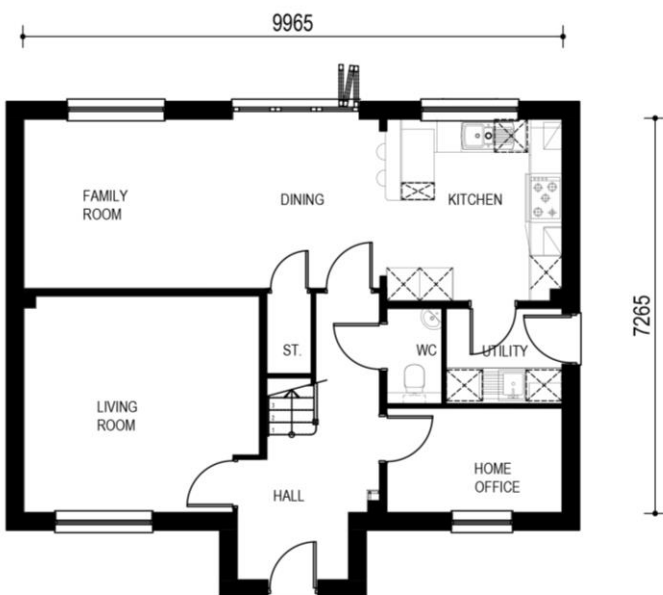
EPC RATING: TBC

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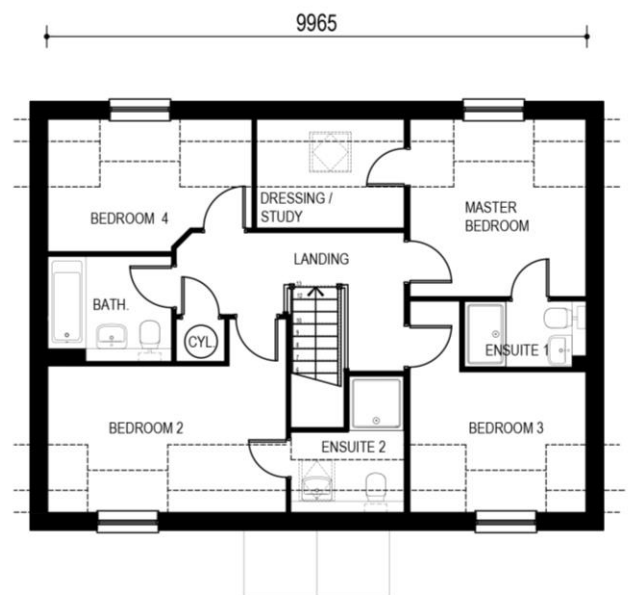
Information in this document is indicative and is intended to act as a guide only as to the finished product.

Accordingly, due to Cussins policy of continuous improvement, the finished product may vary from the information provided. Kitchen, appliances, and tiling choices may not be available depending on the stages of construction.

These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions act 1991



GROUND FLOOR



FIRST FLOOR

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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