



## 10 Gate Lodge Square, Noak Bridge – SS15 4AP

£680,000 Freehold

Immaculately presented four-bedroom detached house, nestled within the serene character conservation area of Noak Bridge. Boasting a double garage with a fully boarded pitch roof, the property also features a block-paved drive capable of accommodating up to four cars. The rear of the house unveils a coveted south-facing garden, with access to the garage, a delightful summerhouse/shed for storage, and a tranquil fish pond inhabited by graceful koi, all offering a picturesque retreat. Shaker style kitchen/breakfast room, equipped with a range cooker and integrated appliances, perfect for culinary enthusiasts.

Council Tax band: F ~ EPC Energy Efficiency Rating: D



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## Entrance Hall

### Cloakroom

**Kitchen:** 12' 1" x 11' 0" (3.69m x 3.35m)

Fitted with desirable grey Shaker style units finished with contrasting quartz worksurfaces with dual fuel range cooker with extractor over will remain

**Living Room:** 12' 0" x 17' 5" (3.65m x 5.31m)

**Dining Room:** 9' 4" x 10' 11" (2.84m x 3.34m)

### Conservatory

Half brick conservatory with French doors leading you to the sunny south facing garden.

### Landing

**Bedroom One:** 12' 4" x 9' 11" (3.77m x 3.02m)

### En-suite

Renovated in 2022 this en-suite delivers a shower with rain shower and separate handset in a cubicle with floating vanity handbasin with illuminated mirror over and WC.

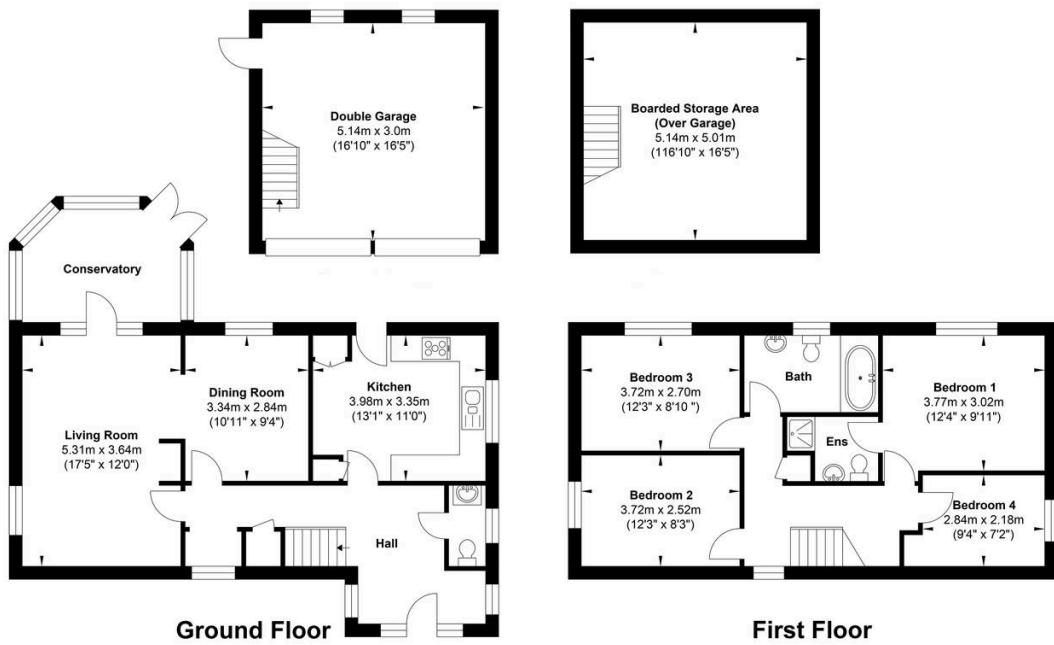
**Bedroom Two:** 12' 2" x 8' 10" (3.72m x 2.70m)

**Bedroom Three:** 12' 2" x 8' 3" (3.72m x 2.52m)

**Bedroom Four:** 9' 4" x 7' 2" (2.84m x 2.18m)

### Bathroom

As with the en-suite, renovated in 2022 in a matching style and fitted with bath with shower attachment, floating vanity handbasin and WC all finished with porcelain tiled floor.



Gross Internal Floor Area : 178.8 m<sup>2</sup> ... 1925 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.