



Fall Spring Green, Stainland, HX4 9QN  
£330,000

**E&H** Holmes  
ESTATE AGENTS



Welcome to this executive four-bedroom detached house, built in 1992 which is located in the picturesque village of Stainland, in the quiet cul-de-sac of Fall Spring Green.

As you step into the house, you are greeted by a spacious interior that boasts four bedrooms, spacious dining kitchen, lounge and conservatory which provides ample space for a growing family or those who love to entertain guests. The en-suite in the master bedroom adds a touch of luxury, ensuring your own private sanctuary within the property.

One of the standout features of this property is the attractive front and rear gardens, offering a tranquil retreat where you can relax and unwind amidst nature. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this beautiful outdoor space. Convenience is key with a garage that includes utility facilities, making everyday tasks a breeze. Whether you need extra storage space or a place to work on DIY projects, the garage provides versatility to suit your needs.

Located in the heart of Stainland village, this property offers a peaceful residential setting while still being within easy reach of local amenities, schools and transport links. With its desirable location and charming features, this house is a wonderful place to call home.

Don't miss out on the opportunity to make this property your own and experience the best of village living in Stainland. Contact us today to arrange a viewing and take the first step towards finding your dream home.



**Entrance Porch**  
Tiled flooring. UPVC double glazed door to front elevation. UPVC double glazed window to front elevation.

**Cloakroom**  
Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to front elevation.

**Lounge 11'11" x 18'11" (3.649 x 5.786)**  
Electric fire. Radiator. UPVC double glazed window to rear elevation.

**Dining Kitchen 17'8" x 13'10" (5.401 x 4.220)**  
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Electric hob. Integrated microwave. Extractor fan. Understairs cupboard. Access to integral garage. UPVC double glazed windows to front and side elevations.

**Conservatory 9'9" x 8'11" (2.994 x 2.729)**  
UPVC constructed conservatory. Lights. Radiator.

**Landing**  
Stairs leading from dining kitchen. Loft access. Radiator.

**Master Bedroom 11'9" x 11'2" (3.599 x 3.408)**  
Wooden floor. Radiator. UPVC double glazed window to rear elevation.

**En-Suite**  
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

**Bedroom Two 15'1" x 8'1" (4.620 x 2.483)**  
Fitted wardrobes. Radiator. Four Velux windows. Two UPVC double glazed windows to front elevation.

**Bedroom Three 11'2" x 7'2" + alcove (3.422 x 2.206 + alcove)**  
Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

**Bedroom Four 8'5" x 6'5" (2.587 x 1.974)**  
Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

**Bathroom**  
Wash hand basin. Low flush W.C. Bath with mixer taps and shower head. Partially tiled. Radiator. UPVC double glazed window front elevation.

**Front Garden**  
Lawn garden.

**Garage 18'3" x 8'2" (5.576 x 2.500)**  
Up and over doors. Power. Light. Stainless steel sink. Plumbing for washing machine.

**Parking**  
Driveway parking for one car.

**Rear Garden**  
Enclosed lawn and patio garden with mature planting and shed.

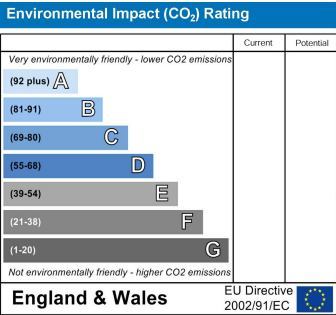
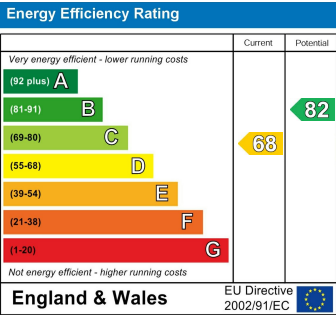
**Council Tax Band**  
D

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
silver.hoping.dive

**Disclaimer**  
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provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



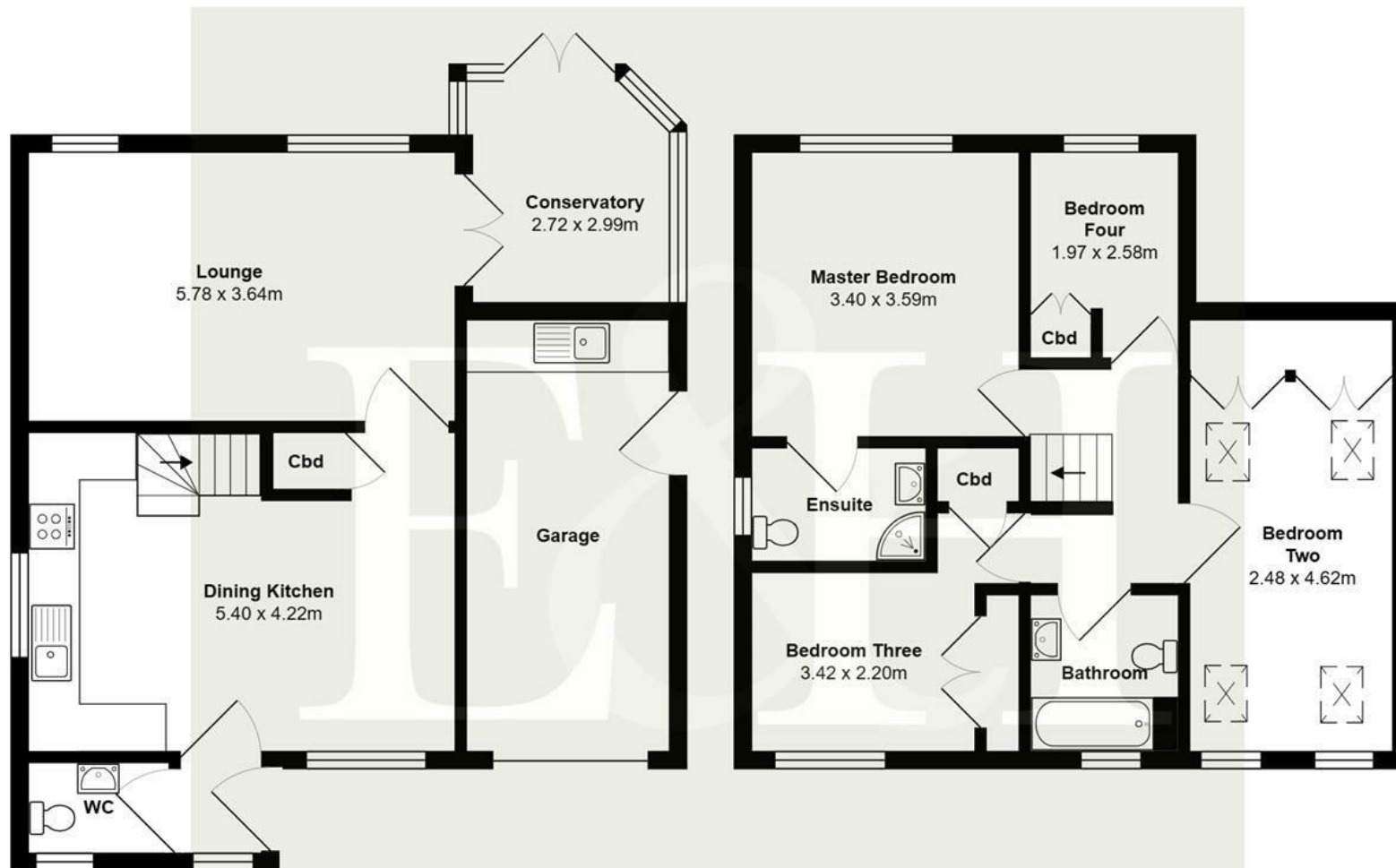












All measurements are approximate and for display purposes only