

£400,000
Freehold



THOMAS CONNOLLY
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Summary of Property

Thomas Connolly Estate Agents are delighted to present this three / four bedroom semi detached family home situated in the sought after location of Newton Ley's offering lake views and numerous amenities including schools / shops / shopping centres / traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner, study/bedroom four, First floor accommodation offers; Sitting room leading to a full balcony, bedroom three with views on the lake and a family bathroom. The second floor offers bedroom one with an en suite and a Juliette balcony with views of the lake, bedroom two completes this floor. Outside there is an enclosed garden to the rear featuring a patio with gated access. providing off road parking for one vehicle leading to a single garage. The property further benefits from double glazing, gas to radiator heating.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

Room Descriptions

ENTRANCE HALL

CLOAKROOM

STUDY / BEDROOM FOUR

5' 9" x 9' 5" (1.75m x 2.87m)

KITCHEN DINER

12' 10" x 20' 5" (3.91m x 6.22m)

FIRST FLOOR

SITTING ROOM

12' 8" x 13' 1" (3.86m x 3.99m)

BEDROOM THREE

10' 0" x 12' 8" (3.05m x 3.86m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM ONE WITH VIEWS OF THE LAKE

12' 8" x 12' 8" (3.86m x 3.86m)

EN SUITE TO MAIN BEDROOM

BEDROOM TWO

10' 3" x 12' 8" (3.12m x 3.86m)

FRONT AND REAR GARDENS

SINGLE GARAGE WITH PARKING

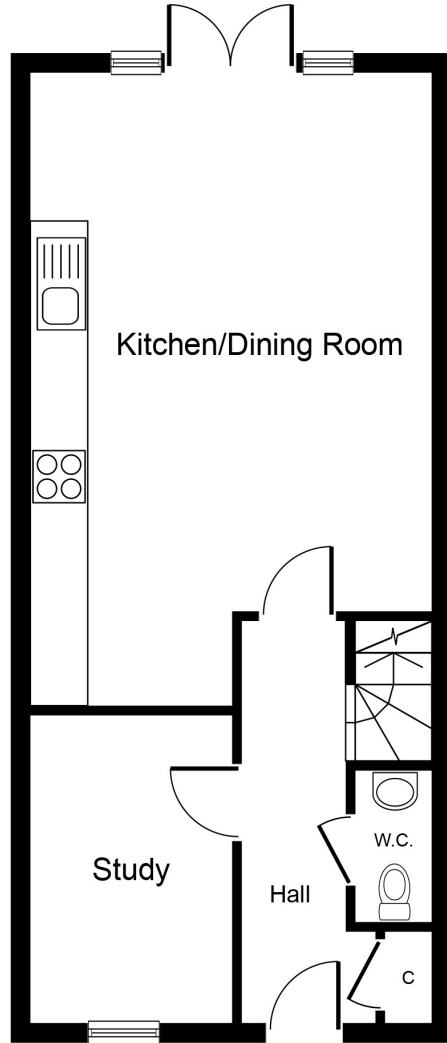
PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

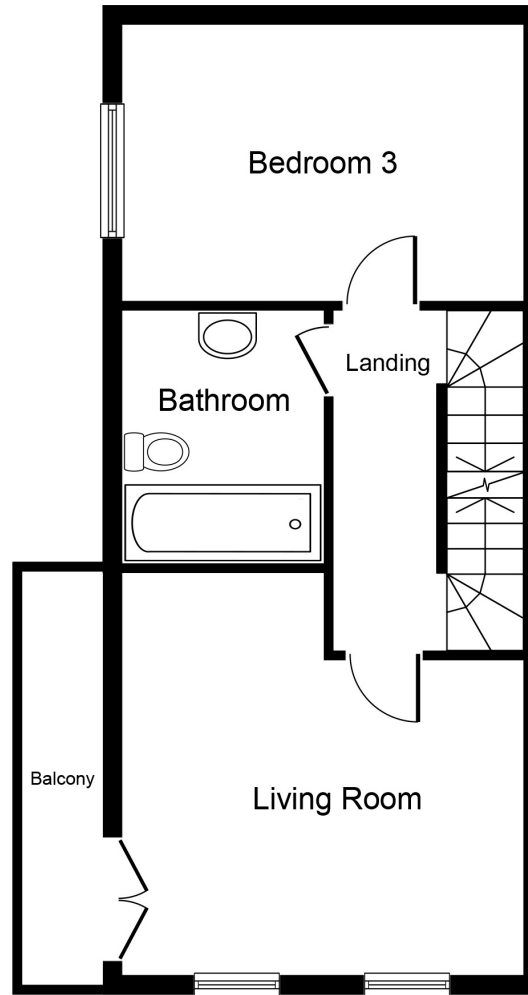


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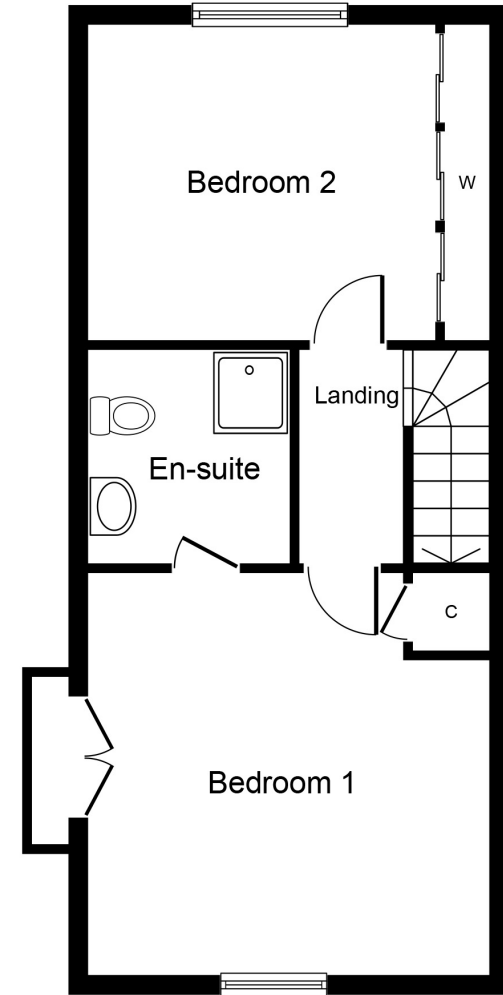
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Ground Floor



First Floor



Second Floor

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 or tenant. 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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