



## 9 Coleville Road

FARNBOROUGH, Hampshire GU14 8PY

£465,000 Freehold

A superbly presented three bedroom extended semi detached family home boasting a private south facing rear garden situated on the highly sought after West Heath development offering easy access to local schools, shops and Farnborough Mainline Station. Accommodation comprises entrance hall, living room, family room, refitted kitchen/breakfast room, three bedrooms, refitted bathroom. Features to note include replacement double glazed windows and combination boiler, 60ft south facing rear garden, off road parking for several vehicles and garage. Energy Efficiency Rating C.

## GROUND FLOOR

### ENTRANCE HALL

Front aspect composite multi-point locking door with decorative opaque double glazed inserts and complimentary opaque double glazed side panels, turning stairway to first floor landing with storage cupboard below. Doors to living room and refitted kitchen/breakfast room, radiator, telephone point, smooth finish ceiling with inset lighting.

### LIVING ROOM

16' 7" x 12' 0" (5.05m x 3.66m) Twin opening glazed doors to family room, side aspect upvc double glazed window, Cable point, radiator, smooth finish ceiling with coving.

### FAMILY ROOM

12' 10" x 12' 0" (3.91m x 3.66m) Rear aspect upvc double glazed twin opening doors with adjacent double glazed side panels giving access to paved terrace, side aspect double glazed window, radiator, telephone point, laminate flooring, smooth finish ceiling with coving.

### REFITTED KITCHEN/BREAKFAST ROOM

11' 10" x 10' 2" (3.61m x 3.10m)max. Front and side aspect upvc double glazed windows, side aspect upvc opaque double glazed door giving access to driveway. Refitted matching range of eye and base level soft close units incorporating solid oak work surfaces with lighting over and inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob and electric double oven below extractor hood, plumbing and space for washing machine, integrated dishwasher and fridge/freezer, space suitable for breakfast table and chairs, radiator, tiled floor, smooth finish ceiling with inset lighting.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to all three bedrooms and refitted bathroom, smooth finish ceiling with access to loft space via hatch being partially boarded and housing replacement gas central heating combination boiler.

### BEDROOM ONE

12' 0" x 9' 11" (3.66m x 3.02m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving and inset lighting.

### BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m) Front aspect upvc double glazed window, radiator, Cable point, smooth finish ceiling with coving and inset lighting.

### BEDROOM THREE

12' 0" x 6' 4" (3.66m x 1.93m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving and inset lighting.

### REFITTED BATHROOM

Front aspect opaque upvc double glazed window, refitted three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and cupboard below, panel enclosed bath with wall mounted mixer tap controls and shower over with fitted glass screen. Tiled floor, fully tiled walls, heated chrome towel rail, smooth finish ceiling with inset lighting.

### REAR GARDEN

Full width paved terrace suitable for outdoor table and chairs leading to mainly laid to lawn garden being panel fence enclosed with raised flower beds to rear, the garden boasts a southerly aspect and extends approx. 60ft and features a hardstanding base for shed.

### PARKING AND GARAGE

Hardstanding driveway with twin opening gates leading to further area suitable for off road parking and garage.

Garage with twin opening doors, power and light, plumbing for washing machine, pedestrian door into garden.

### AGENTS NOTE

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