

£445,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



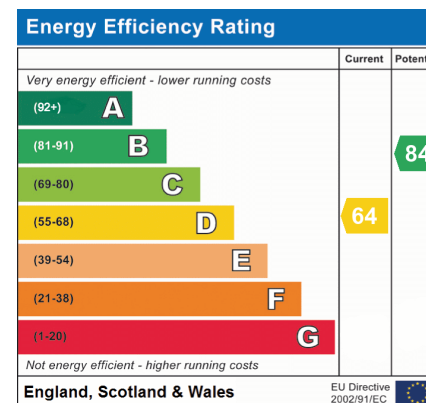


## Features

- No Onward Chain
- Extended Detached Family Home
- Spacious & Flexible Accommodation
- Entrance Hall & Cloakroom
- Sitting Room, Study, Lounge & Dining Room
- Kitchen
- 3 Double Bedrooms & Family Bathroom
- Private Rear Garden & Summer House
- Garage with Power Connected
- Off Street Parking For 2 Vehicles

## Summary of Property

If you are looking for a large family home to stamp your mark on and make your own, then look no further. Located on the Western edge of town, close to open countryside, this spacious detached house is well placed for local schools and public transport links. Offered for sale with no onward chain, the versatile accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting room, Dining Room, Living Room/Bedroom 4 and Study, three double Bedrooms and Family Bathroom. Outside, there are generous low maintenance Gardens, summer house, Garage with power connected and off street parking.



# Room Descriptions

**Entrance Hall**

Entered via UPVC double glazed door. Door to Inner Hallway and 2nd Reception/Bedroom 4.

**2nd Reception Room/Bedroom 4**

12' 1" x 10' 0" (3.68m x 3.05m)

Radiator. UPVC double glazed window to side. Double glazed sliding patio doors to rear garden. Door to Study.

**Study**

9' 0" x 6' 0" (2.74m x 1.83m)

Radiator and laminate flooring. UPVC double glazed window to front.

**Inner Hallway**

Stairs rising to first floor accommodation with useful storage cupboard below. Radiator. Doors to Cloakroom, Sitting Room and Kitchen.

**Cloakroom**

Fitted with a white suite comprising vanity unit with inset basin and low level W.C. Radiator, tiled floor and extractor.

**Sitting Room**

14' 8" x 11' 4" (4.47m x 3.45m)

Feature fireplace with wooden surround and Granite hearth with inset gas fire and connected 'Baxi' back boiler which fires the central heating system and hot water. Radiator. UPVC double glazed window to front. Opening to Dining Room.

**Dining Room**

9' 10" x 8' 8" (3.00m x 2.64m)

Radiator. Double glazed sliding patio door to rear. Door to Kitchen.

**Kitchen**

9' 10" x 8' 9" (3.00m x 2.67m)

Fitted with a range of wall and base units with roll edge work surfaces over. inset one and a half bowl sink and drainer with mixer tap and tiling to splash backs. Built double electric oven and electric hob with extractor over. Integrated fridge and space for washing machine. Breakfast bar. Radiator and vinyl floor covering. UPVC double glazed window and door to rear garden.

**Landing**

Loft access. Airing cupboard housing immersion tank. Door to all Bedrooms and Bathrooms.

**Bedroom 1**

18' 7" max x 16' 8" (5.66m max x 5.08m)

Feature sloped ceiling. Built in wardrobes. Two radiators. UPVC double glazed window to front and UPVC double glazed 'Velux' windows to side.

**Bedroom 2**

Built in wardrobe. Radiator. UPVC double glazed to front.

**Bedroom 3**

9' 10" x 7' 9" (3.00m x 2.36m)

Built in wardrobe. Radiator. UPVC double glazed window to rear.

**Family Bathroom**

7' 7" x 5' 5" (2.31m x 1.65m)

Partially tiled and fitted with a suite comprising: panelled bath, shower cubicle with electric shower, pedestal wash basin and low level W.C. Extractor, wall mounted electric heater, and tiled floor. UPVC double glazed window to rear.

**Rear Garden**

Fully enclosed by timber panel fencing and brick wall with gated access to the rear, this low maintenance garden affords an great deal of privacy. Predominantly laid to ornamental gravel with shrub borders, there is also a fine Silver Birch. Timber summer house, large metal storage container and access to rear of Garage.

**Garage & Parking**

Up and over door to front with pedestrian door to rear. Power connected. Outside tap. Two parking spaces to side.

**Tenure & Council Tax Band**

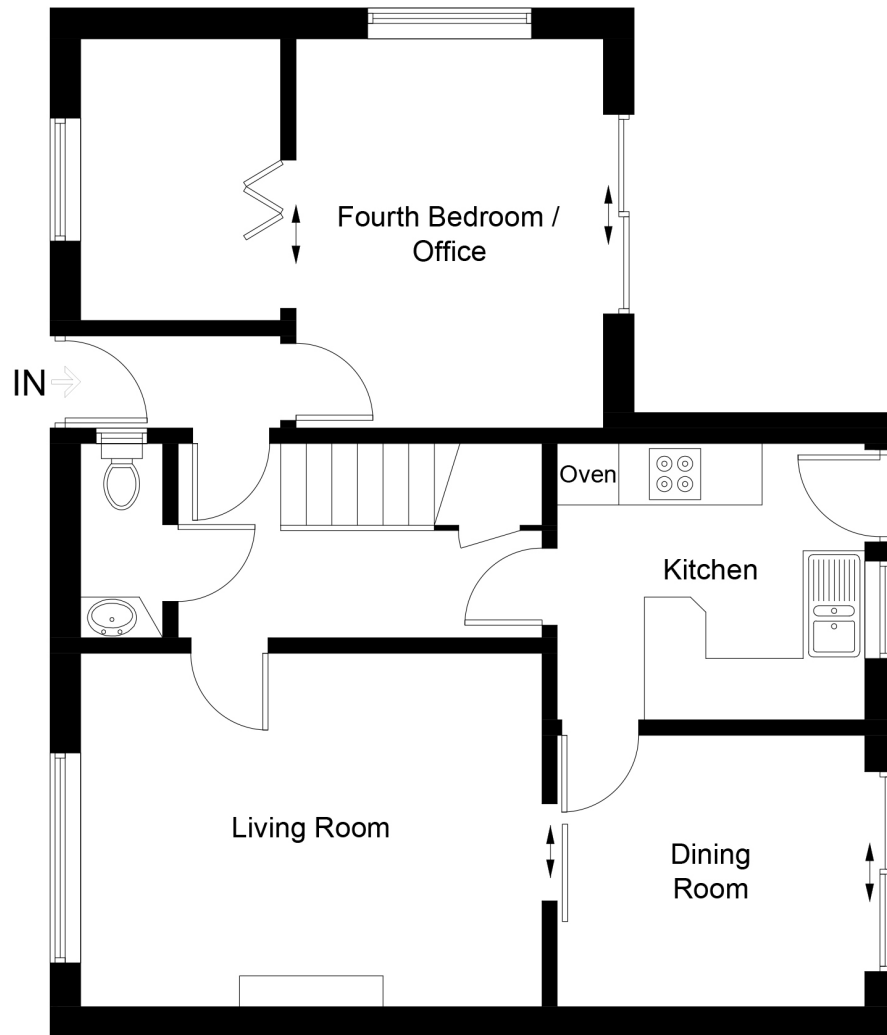
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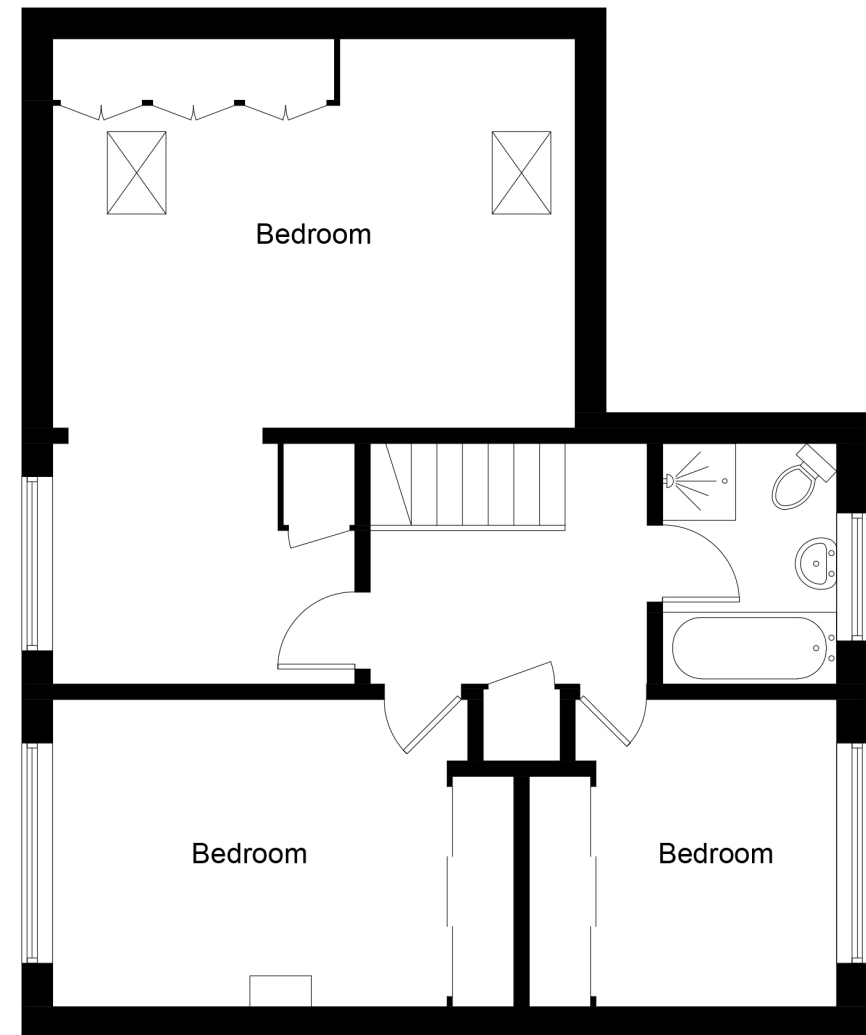


## 2 Godwin Drive

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft



**Ground Floor**



**First Floor**

For illustrative purposes only. Not to scale. ID1226132  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision