

FOR  
SALE





## PROPERTY SUMMARY

Immaculately presented three bedroom detached house situated in a cul-de-sac location in Broadlands and comprises entrance hall, lounge, reception 2 / sun room, kitchen with utility, downstairs w.c. first floor bathroom, gardens to the front, side and rear and driveway parking. Viewing highly recommended.

## POINTS OF INTEREST

- Three bedroom detached house
- Immaculately presented throughout
- Two reception rooms
- Kitchen with utility
- Family bathroom and downstairs w.c
- Front, side and rear gardens
- Off road parking
- EPC - / Council tax -



## ROOM DESCRIPTIONS

### Entrance

Via part glazed and frosted composite door into the entrance hall.

### Entrance Hall

1.46m x 1.96m (4' 9" x 6' 5") Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, radiator, wood effect LVT flooring and PVCu double glazed window overlooking the front. Double doors leading into the downstairs w.c. and glazed wooden door leading into the lounge.

### Downstairs w.c.

0.97m x 1.38m (3' 2" x 4' 6") Plastered and emulsioned ceiling with pendant light, plastered and emulsioned walls, skirting, and a continuation of the LVT flooring. Two piece suite comprising low level w.c. and vanity sink unit with chrome mixer tap. PVCu frosted double glazed window overlooking the front. Double doors leading into the utility.

### Utility

Plastered and emulsioned ceiling with pendant light, access to the loft which is part boarded, plastered and emulsioned walls, skirting and LVT flooring in grey wood effect. PVCu double glazed and frosted door leading to the side of the property and glazed wood door leading into the kitchen/diner. A range of base units in gloss grey with complementary square edge work tops housing a stainless steel sink with chrome mixer tap and space for freestanding fridge/freezer. Built in double storage cupboard housing the gas combination boiler and further full height storage space. Integrated dishwasher and washing machine.

Double doors leading to a pantry cupboard with fully plastered and emulsioned walls, skirting, LVT flooring, pendant light, shelving, work tops and space for under counter freezer.

### Kitchen/Diner

2.64m x 7.32m (8' 8" x 24' 0") Accessed via a door from the lounge or door from the utility. Plastered and emulsioned ceiling with pendant light over the dining area and inset white spot lights to the kitchen area. Plastered and emulsioned walls with matching up stands to the work tops, skirting and laminate flooring in grey wood effect. A range of base and wall units in neutral light beige with complementary square edge work tops. Space for freestanding Range cooker with overhead chrome extractor fan and chrome splash back. Inset one and half stainless steel sink with chrome mixer tap. Under counter fridge, two PVCu double glazed windows overlooking the rear and PVCu double glazed French doors leading out to the rear of the property. Wall mounted vertical radiator and a further radiator. Ample space for dining table and chairs. Wooden and glazed door leading into Reception 2 / Sun Room.

### Reception 2 / Sun Room

3.00m x 5.62m (9' 10" x 18' 5") Plastered and emulsioned ceiling with inset white spot lights, plastered and emulsioned walls, skirting, continuation of the laminate flooring in light wood effect and two aluminium double glazed windows overlooking the front and rear of the property. Aluminium French doors leading out to the side with large side panels providing plenty of natural light.

### Lounge

4.48m x 4.74m (14' 8" x 15' 7") Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, radiator and continuation of the LVT flooring. Stairs leading to the first floor and PVCu double glazed window overlooking the front. Feature electric fireplace with wooden mantle and surround to remain. Built in feature under stairs storage area with glass cabinet and under cupboard lighting.

### Landing

Via stairs with fitted carpet, spindle balustrade and handrail. Textured ceiling with centre pendant light, access to the loft which is part boarded with lighting. Plastered and emulsioned walls, skirting, continuation of the fitted carpet and PVCu double glazed window overlooking the side of the property. Doors leading to three bedrooms and family bathroom and airing cupboard with built in shelving and radiator.

### Family Bathroom

Textured ceiling with centre spot lights, part tiled / part emulsioned walls, and vinyl flooring in tile effect. Three piece suite comprising low level vanity unit housing the w.c. and ceramic wash hand basin with chrome mixer tap and large walk in shower with sliding glass screen and overhead chrome mixer shower with handheld shower attachment. Wall mounted mirrored cabinet and frosted PVCu double glazed window overlooking the rear and wall mounted anthracite grey towel rail radiator.

### Bedroom 2

2.78m x 3.07m (9' 1" x 10' 1") Textured ceiling with centre light, plastered and emulsioned walls, skirting, laminate flooring in light wood effect, Built in storage cupboard with hanging rails and shelving. PVCu double glazed window overlooking the rear and radiator.

### Bedroom 1

2.78m x 3.42m (9' 1" x 11' 3") Textured ceiling with pendant light, plastered and emulsioned walls, skirting, laminate flooring in light wood effect, PVCu double glazed window overlooking the front and radiator. Built in double storage cupboard with hanging rails and shelving.

### Bedroom 3

2.07m x 2.20m (6' 9" x 7' 3") Textured ceiling with pendant light, plastered and emulsioned walls, skirting, light wood effect laminate flooring, PVCu double glazed window overlooking the front and radiator.

### Outside

Situated on a corner plot with off road parking to the front for 2/3 vehicles, paved pathway leading to the rear garden and area laid to decorative stone and gate leading to the side of the property. Two paved steps leading to the front door and outside lighting. Area laid to lawn.

Enclosed and private rear garden laid to patio and lawn with planting for mature shrubbery. Decked area to the side and lawned area with mature planting and shrubbery. Shed to remain with power and outside sockets.







Awaiting EPC &  
Floorplan