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- EPC Rating Is C
- Three Bedrooms & Master En-Suite
- Extensive Rear Easily Maintained Gardens/Patio

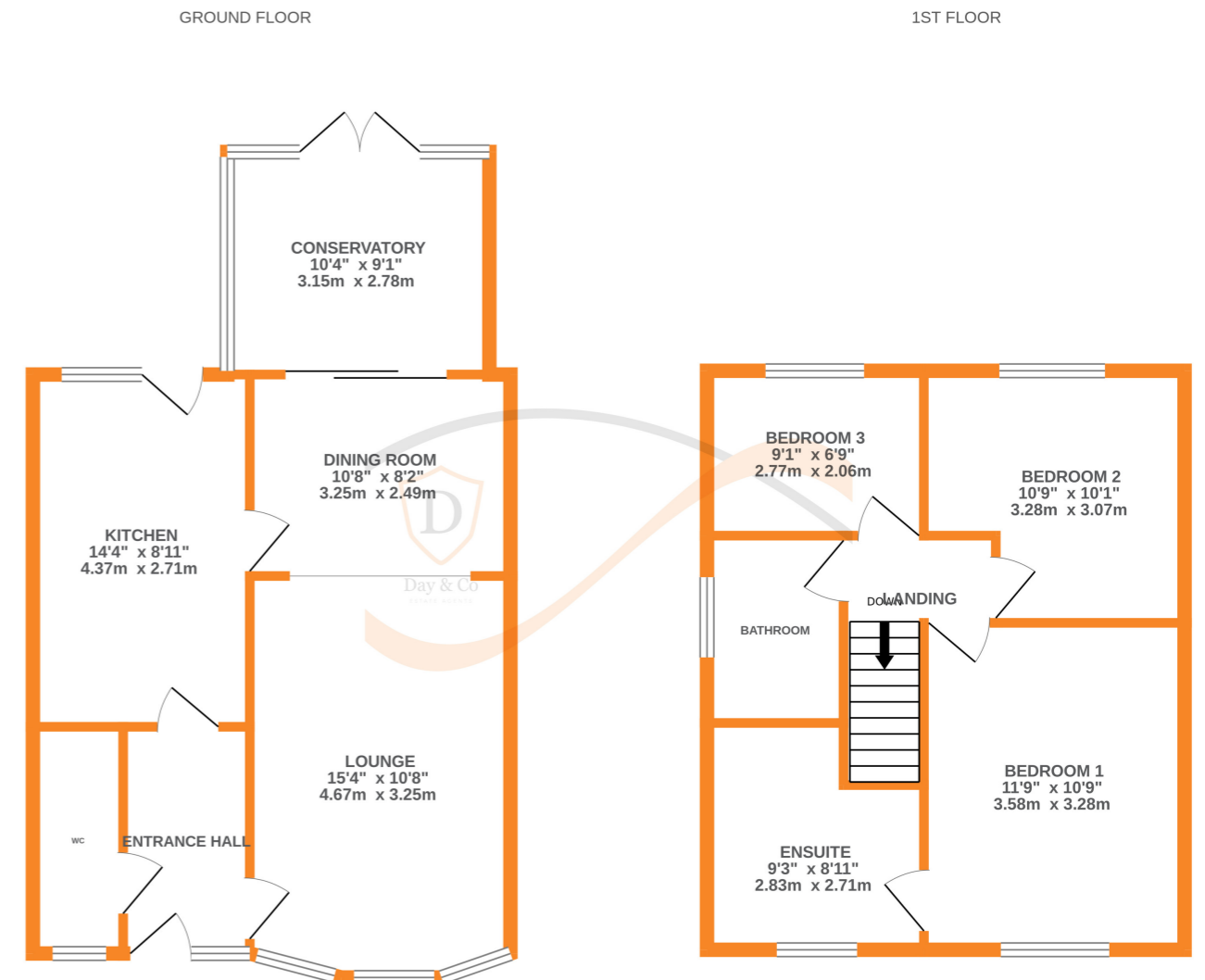
- Superbly Presented Modern Semi-Detached
- Two Reception Rooms & Conservatory
- Drive & Garage/Popular Development In Low Utley

## SUMMARY

**\*\*AN IMMACULATLEY PRESENTED 3 BEDROOM (MASTER EN-SUITE) MODERN SEMI-DETACHED FAMILY HOME, POPULAR DEVELOPMENT IN LOW UTLEY!!\*\*** Having 2 reception rooms & a conservatory, modern fitted kitchen with integrated appliances, extensive rear patio garden, drive, garage - VIEWING ESSENTIAL TO FULLY APPRECIATE!! EPC rating is C.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this immaculately presented three bedroom (master-en-suite) modern semi-detached property situated on this popular development in Low Utley. The well proportioned accommodation comprises of an entrance hall having Oak staircase to first floor and there is a useful cloaks WC. The tastefully decorated lounge has double glazed window to the front, radiator and opens out into the dining room which has double glazed sliding doors to the conservatory which in turn leads to the rear garden. The kitchen is a real feature of this property having an attractive range of modern base and wall mounted units with glass worktops, stainless steel sink unit, four ring AEG induction hob with concealed extractor hood over, AEG oven and microwave, integrated fridge/freezer, washer dryer and dishwasher, laminate flooring with underfloor heating, ceiling downlights, useful store cupboard under the stairs and half glazed uPVC door to the rear garden. To the first floor there are three bedrooms, the master having a spacious en-suite shower room which has fully tiled walls and floor with under flooring heating, large walk-in shower enclosure with dual heads, toiletry display shelf with feature lighting, wide table top sink with cupboards under, heated & LED touch inset mirror, WC, ceiling downlights, extractor fan, double glazed window. The house bathroom completes the internal accommodation having bath with tiled panel and shower over, WC, pedestal wash hand basin, ceiling downlights, extractor fan and double glazed window. Externally a drive to the side leads to the garage, there are extensive easily maintained patio and garden areas. EPC rating is C.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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