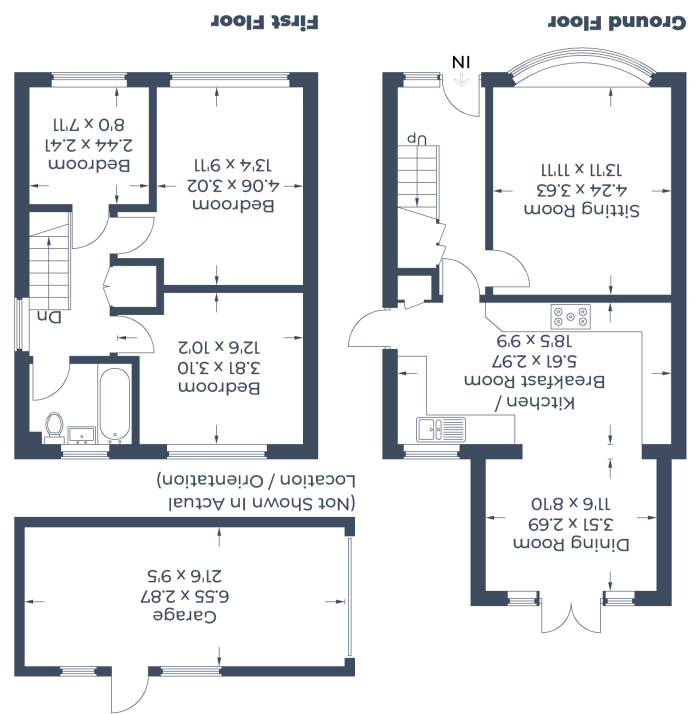


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Illustration for identification purposes only.
 measurements are approximate, not to scale.
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Approximate Gross Internal Area
 Ground Floor = 51.8 sq m / 557 sq ft
 First Floor = 40.9 sq m / 440 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 111.4 sq m / 1,198 sq ft



- GROUND FLOOR KITCHEN FAMILY ROOM EXTENSION.
- REFITTED BATHROOM.
- GAS FIRED RADIATOR CENTRAL HEATING.
- ENCLOSED GARDEN WITH WESTERLY ASPECT.
- VERY WELL MAINTAINED & PRESENTED.
- REFITTED KITCHEN.
- PVCu DOUBLE GLAZING THROUGHOUT.
- KARNDEAN FLOORING TO GROUND FLOOR.
- GARAGE & DRIVEWAY.

Introduction

A very well presented and EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE offered for sale within this popular residential location.

Extended at the rear on the ground floor to create a GENEROUS OPEN PLAN KITCHEN, DINING AND FAMILY ROOM while retaining the separate Lounge at the front of the house.

The Kitchen and Bathroom have been updated and there is Karndean flooring throughout the ground floor.

Outside there is a tidy enclosed garden with a patio seating area benefitting from a Westerly aspect. The Garage is longer than a regular single garage, has power and light connected.

Within walking distance to Schools, Supermarket and Leisure Centre.

Ground Floor

Accommodation

Door with frosted side light window to

Entrance Hall

stairs to the First Floor Landing, Karndean flooring, under stairs storage cupboards, radiator

Lounge

bay window to the front aspect, Karndean flooring, TV point, radiator

Kitchen Dining & Family Room

base and eye level cupboards, drawer units, work surfaces with ceramic one and a half bowl sink unit, plumbing for washing machine and dishwasher, space for American style fridge freezer, electric cooker point, spot lighting to ceiling, window to the rear aspect, glazed stable style door to the side, French doors to the rear garden, Karndean flooring

First Floor

First Floor Landing

window to the side aspect, loft access (loft is part boarded and has retractable ladder), airing cupboard with gas fired combi boiler

Bedroom One

window to the front aspect, radiator

Bedroom Two

window to the rear aspect, radiator

Bedroom Three

window to the front aspect, radiator

Bathroom

fully tiled and comprising bath with rain shower and hand held shower attachment, pedestal wash basin, W.C, towel radiator

Outside

Garden

fully enclosed rear garden, laid mainly to lawn with a West facing patio/seating area, gated pedestrian access to the front and personal door to the Garage

Garage

a single Garage with up and over door, power & light connected

Agents Note

this property has "Rent a Roof" Solar Panels providing the owner with solar generated electricity

