



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA - 676 sq.ft. (62.8 sq.m.) approx.

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.  
Made with Metropix ©2024



Edward Knight Estate Agents are excited to present this charming three-bedroom semi-detached house located at the end of a quiet cul-de-sac. The property features an entrance hall, lounge, dining room, and kitchen on the ground floor. The first floor; three bedrooms and a family bathroom. Externally, there is a enclosed rear garden and a garage with driveway. We highly recommend an early viewing. EPC Rating: To be confirmed. Council Tax Band: B.



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Enter via UPVC front door. Doors leading to:

#### Lounge

14' 7" x 10' 1" (4.45m x 3.07m) UPVC double glazed windows to the front and rear aspect. Radiator. Stairs leading to the first floor.

#### Kitchen

9' 7" x 6' 11" (2.92m x 2.11m) Kitchen suite comprising a range of base and eye level units. Four ring induction hob. Stainless steel sink and drainer unit. Radiator. UPVC double glazed window to the front aspect. UPVC double glazed door to the side aspect. Wall mounted boiler. Door leading to dining room:

#### Dining Room

13' 3" x 7' 4" (4.04m x 2.24m) UPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect. Radiator. Stairs leading to first floor.

### First Floor

#### Landing

UPVC double glazed window to the front aspect. Doors into:

#### Bedroom One

10' 1" x 8' 1" (3.07m x 2.46m) UPVC double glazed window to the rear aspect. Radiator.

#### Bedroom Two

9' 8" x 8' 1" (2.95m x 2.46m) UPVC double glazed window to the rear aspect. Radiator.

#### Bedroom Three

7' 3" x 6' 3" (2.21m x 1.91m) UPVC double glazed window to the front aspect. Radiator.

#### Bathroom

Three piece suite comprising: Wall mounted low flush WC. Wall mounted hand wash basin with mixer tap over. Bath with integrated rainfall shower unit over. Heated towel rail. Obscured double glazed window to the front aspect.

### Externally

#### Front Garden

Path to front garden. Front lawn Electric charging points to the front and side aspect.

#### Rear Garden

Enclosed rear garden with a large decking area leading on to artificial lawn. Rear gate leading to the driveway.

### Garage

Up and over door.

