

£360,000
Freehold



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS



Features

- Refurbished In Recent Years
- Close Proximity To Local Schools, Shops & Open Countryside
- Kitchen With Breakfast Bar & Integrated Appliances
- Utility Room & Cloakroom
- Contemporary Re-fitted Family Bathroom
- Three Bedrooms
- Large West Facing Rear Gardens With New Laid To Patio Area
- Parking For Multiple Cars & Vehicles
- Vendors Have Found An End Of Chain Property

Summary of Property

This stunning semi detached family home is an outstanding example of this popular house design. Completely refurbished in the last two years , this superb Home has to be viewed to be fully appreciated. Sitting on an exceptional plot on the west side of town the property is perfectly placed for access to local schools shops public transport links and open nearby countryside. sensibly priced, as the sellers have found their next home, the beautifully presented accommodation briefly comprises entrance porch , sitting room. fabulous kitchen dining room with peninsular island and integrated appliances. Utility room and cloakroom three bedrooms and a beautifully appointed family bathroom outside there is parking for multiple vehicles and a garage with power connected plus an enclosed private and Westerly facing rear garden. View early to avoid disappointment!

Room Descriptions

Entrance Porch

Entered via brand new composite double glazed door. Radiator and door to Sitting Room.

Sitting Room

14' 10" x 13' 4" (4.52m x 4.06m)

Large UPVC double glazed window to front. Radiator and door to Kitchen/Dining Room.

Kitchen/Dining Room

14' 11" x 13' 8" (4.55m x 4.17m)

Dining Area

Stairs rise to first floor accommodation. Quality wood effect vinyl flooring and radiator. UPVC double glazed sliding patio door to rear.

Kitchen Area

Fitted with a contemporary range of wall and base units with square edge composite work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric double oven, induction hob and extractor. Integrated dishwasher. Quality wood effect vinyl flooring. UPVC double glazed window to rear. Door to Utility Room.

Utility Room

Fitted with a matching range of base units with square edge composite work surfaces over. Integrated fridge freezer and space for washing machine and tumble dryer. Additional hanging and storage space. Radiator and quality wood effect vinyl flooring. Door to Cloakroom. UPVC double glazed frosted door to rear.

Cloakroom

Fitted with a white suite comprising; vanity unit with inset hand wash basin with mixer taps and tiled splashbacks and low level W.C. Wall mounted "Ideal" combi boiler. Quality wood effect vinyl flooring. UPVC double glazed frosted window to rear.

First Floor Landing

Loft access. UPVC double glazed window to side. Doors to all Bedrooms & Family Bathroom.

Bedroom One

12' 6" x 9' 0" (3.81m x 2.74m) to wardrobe front.

Contemporary fitted wardrobes with hanging and shelving storage. UPVC double glazed window to front and radiator.

Bedroom Two

10' 8" x 8' 11" (3.25m x 2.72m)

Double fitted wardrobe and storage cupboard. UPVC double glazed window to rear and radiator.

Bedroom Three

10' 5" x 5' 7" (3.17m x 1.70m)

UPVC double glazed window to front and radiator.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer taps, thermostatic rainfall and handheld shower and glazed screen over plus vanity unit with inset basin with mixer taps and tiled splashback and concealed cistern low level W.C. Heated towel rail and extractor fan. UPVC double glazed frosted window to rear. Wall mounted storage cupboard and vinyl floor.

Rear Garden

This large, west facing garden is fully enclosed by low wall and timber panel fencing with gated access to front. Shaped patio with steps to level lawn which is edge with well stocked flower borders. Further gravelled area. Timber shed, outdoor tap and greenhouse.

Front Garden

Laid to lawn area with path to front door. Large laid to gravel area providing ample parking for numerous cars & vehicles.

Garage

Electric roller door to front. Lighting and power connected. New consumer unit.



Floorplan

