



Asking Price: £264,950

- Popular And Convenient Residential Area
- Three Bedrooms
- Extended Detached Family Home
- No Forward Chain
- Ideal Family Home
- Quiet Cul-de-sac Location
- Three Reception Rooms
- Good Size Corner Plot
- Driveway Parking And Single Garage



Entrance

Entered via double glazed side door with matching glazed side panels to hallway with staircase to first floor, understairs storage cupboard space, textured ceiling with coving and doors to:-

Study/Office

3.101m x 2.133m (10' 2" x 7' 0")
With medium oak effect laminate flooring and double glazed window to front aspect.

Cloakroom

1.875m x 1.245m (6' 2" x 4' 1")
A two piece suite comprising low level W.C, wash hand basin, textured ceiling and double glazed frosted window to the rear.

Lounge

3.483m x 6.512m (11' 5" x 21' 4")
A good size light and airy room with fitted wall lights, textured ceiling with coving and double glazed windows to front and side aspect.

Kitchen

3.294m x 2.534m (10' 10" x 8' 4")
A modern fitted kitchen with a range of matching base and wall units and drawer space in high gloss cream with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 5 ring gas hob with stainless steel extractor canopy over, built in wine chiller, chrome spot lighting, plumbing for automatic washing machine, double glazed window to side aspect and feature arch to:-

Breakfast Room

3.540m x 3.296m (11' 7" x 10' 10")
With medium oak effect laminate flooring, textured ceiling with coving, double glazed window to the rear and double glazed door to:-

Lean To Utility

4.884m x 2.493m (16' 0" x 8' 2")
Suitable for many uses such as utility room or store room, ceramic tile flooring, polycarbonate strengthened roof and double glazed doors to side and rear.

First Floor Landing

With double glazed window to side aspect, built in airing cupboard space (housing boiler supplying domestic hot water and gas central heating), attic hatch and doors to:

Bedroom One

3.311m x 3.644m (10' 10" x 11' 11")
Fitted wardrobes with sliding mirrored doors, fitted shelf space and double glazed window to rear aspect.

Bedroom Two

5.045m x 3.326m (16' 7" x 10' 11")
Fitted wardrobes with sliding mirrored doors and double glazed window to front aspect.

Bedroom Three

3.020m x 2.291m (9' 11" x 7' 6")
With textured ceiling, spot lights and double glazed window to front aspect.

Family Bathroom

2.148m x 1.807m (7' 1" x 5' 11")
A three piece suite comprising panel bath with chrome single head shower over, low level W.C, wash hand basin, fully tiled walls, textured ceiling with coving and double glazed frosted window to the rear.

External

The property occupies a good size corner plot with driveway parking and single garage. Garden extends to side that is laid mainly to lawn feature decked area and fenced boundaries. To the rear there is a small and enclosed and level low maintenance paved patio area with fenced boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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