



Total Area: 75.5 m²

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.



Offered for sale with no onward chain, this well presented three bedroom home is ideal for those looking for a quick move. Located in a Cul de Sac within close proximity of the town centre and local schools, the well balanced accommodation briefly comprises; Entrance Hall, Refitted Kitchen/Dining Room, Sitting Room with Jotul Woodburner, three Bedrooms and Family Shower Room. Outside, there are low maintenance gardens to the front and rear.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching side panel. Stairs rising to first floor accommodation. Radiator and storage cupboard. Partially glazed door to Kitchen/Dining Room.

Kitchen/Diner

12' 11" x 19' 7" (3.94m x 5.97m)

Fitted with a range of wall and base units with marble effect roll top work surfaces over. Inset stainless steel one and a half bowl sink and drainer with mixer tap and splashbacks. Built in eye level electric double oven, gas hob and extractor over. Space for undercounter fridge, washing machine and tumble dryer. Under stair storage cupboard. Quality strip vinyl flooring. Radiator and UPVC double glazed window to rear. Sliding patio doors to rear garden.

Living Room

10' 11" x 13' 5" (3.33m x 4.09m)

Feature fireplace with wooden mantle, slate hearth and "Jotul" wood burner. Radiator and UPVC double glazed window to front.

Landing

Loft access. Doors all Bedrooms and Family Shower Room.

Bedroom 1

13' 5" x 11' 10" (4.09m x 3.61m)

Radiator and wood effect laminate flooring. UPVC double glazed window to front.

Bedroom 2

12' 7" x 10' 0" (3.84m x 3.05m)

Built in storage cupboard. Radiator and UPVC double glazed window to rear.

Bedroom 3

8' 8" x 8' 2" (2.64m x 2.49m)

Built in storage cupboard. Radiator and UPVC double glazed window to front.

Shower Room

Partly tiled and fitted with a white suite comprising; shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap over and low level W.C. Heated towel rail, tile effect vinyl flooring and extractor. UPVC double glazed window to rear.

Rear Garden

Fully enclosed by walling and timber panel fencing, the garden is hard landscaped for ease of maintenance and parking if required. Double wooden gates provides rear access.

Frontage

Enclosed by low level wall with wrought iron entrance gate. Predominately laid to ornamental gravel.

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: B

