

£425,000  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

Thomas Connolly Estate Agents are delighted to present this three bedroom detached family home situated in the sought after location of Fairfields, offering numerous amenities including schools /shops and traffic links.

Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen diner, utility room, and sitting room, First floor accommodation offers; three bedrooms with an ensuite and a family bathroom. Outside there is an enclosed garden to the rear featuring a patio with gated access. To the rear there is a driveway providing off road parking for two vehicles. One space being in a carport . The property further benefits from double glazing, gas to radiator heating and is offered for sale with no upper chain.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

# Room Descriptions

## GROUND FLOOR

### CLOAKROOM

### KITCHEN DINNER

9' 4" x 17' 7" (2.84m x 5.36m)

### UTILITY ROOM

5' 6" x 5' 6" (1.68m x 1.68m)

### SITTING ROOM

10' 4" x 17' 8" (3.15m x 5.38m)

## FIRST FLOOR

### BEDROOM ONE

13' 2" x 14' 9" (4.01m x 4.50m)

### EN SUITE TO BEDROOM ONE

### BEDROOM TWO

9' 6" x 10' 9" (2.90m x 3.28m)

### BEDROOM THREE

7' 4" x 8' 8" (2.24m x 2.64m)

### FAMILY BATHROOM

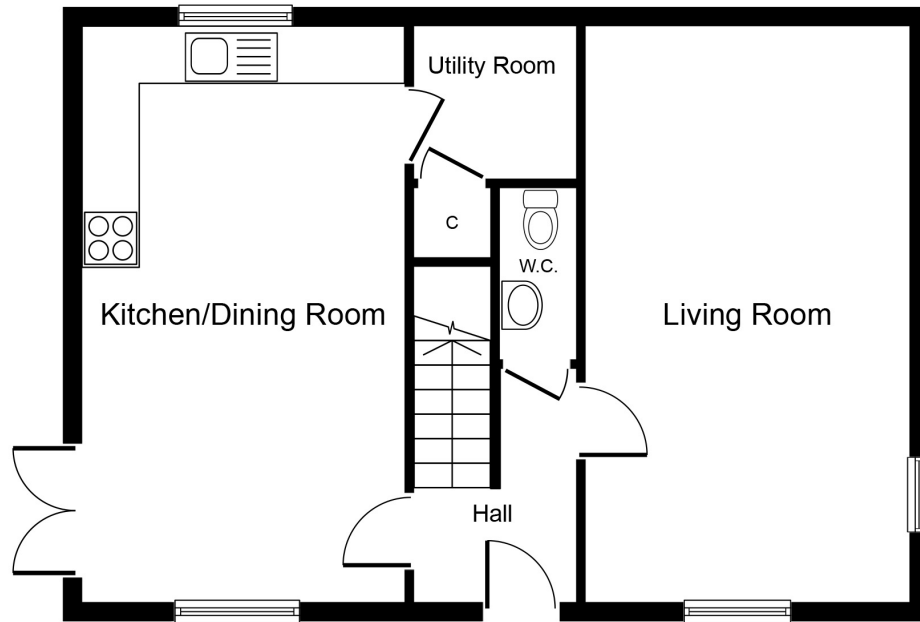
## FRONT AND REAR GARDENS

## PARKING FOR TWO CARS OFF ROAD

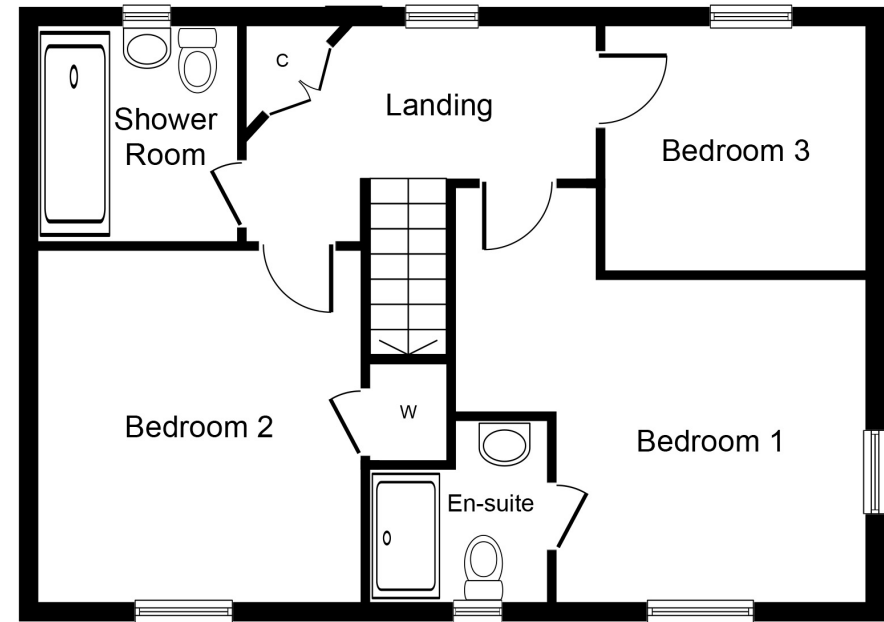


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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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