



## Asking Price: £259,950

- Extended Detached Family Home
- Extremely Well Presented Throughout
- Four Bedrooms
- First Floor Family Bathroom
- Popular And Sought After Residential Area
- Ensuite Shower To Master Bedroom
- Three Reception Rooms
- Good Size Rear Garden



**Entrance**

Entered via double glazed front door with matching glazed side panels giving access to:-

**Hallway**

With spindled staircase giving access to the first floor, under stairs storage cupboard space and doors to:-

**Lounge**

3.448m x 3.329m (11' 4" x 10' 11")

With medium oak effect laminate flooring, double glazed window to front aspect and opening to:-

**Dining Room**

4.058m x 3.080m (13' 4" x 10' 1")

With continued medium oak effect laminate flooring and double glazed window to rear aspect.

**Sitting Room**

4.11m x 3.40m (13' 6" x 11' 2")

A good size light and airy room with coving, double glazed window to side aspect and door to:-

**Kitchen**

3.20m x 3.20m (10' 6" x 10' 6")

A well appointed and fitted modern kitchen with a good selection of matching base and wall units with colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic hob, space for fridge freezer, fitted shelves, extractor fan, textured ceiling with coving, seating area, chrome spot lights, double glazed window to side aspect and door to:-

**Lean To**

1.558m x 1.181m (5' 1" x 3' 10")

Wall mounted boiler (supplying domestic hot water and gas central heating) single glazed door giving access to side and rear, single glazed window to the side and further door to:-

**Cloakroom**

2.237m x 0.670m (7' 4" x 2' 2")

With low level W.C



**FRESH**

*We deliver on Service ...*

