



75 Hyholmes, Bretton PE3 8LQ

£300,000



**ENTRANCE**

Door to front and stairs to first floor.

**W/C**

4' 4" x 4' 5" (1.32m x 1.35m) (approx) Low level W/C, wash hand basin and window to front.

**KITCHEN**

17' 2" x 7' 4" (5.23m x 2.24m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated double oven, integrated 4 ring hob, integrated fridge / freezer, sink with mixer tap, cupboard and space for undercounter washing machine. Door to rear, window to rear and window to front.

**DINING AREA**

14' 0" x 8' 5" (4.27m x 2.57m) (approx) Window to side and steps down into:

**LIVING AREA**

17' 0" x 11' 7" (5.18m x 3.53m) (approx) Sliding door to rear, window to rear, radiator and understairs cupboard.

**FIRST FLOOR LANDING**

Window to side and access to loft.

**BEDROOM ONE**

13' 0" x 10' 1" (3.96m x 3.07m) (approx) Window to rear and built in wardrobe.

**BEDROOM TWO**

13' 1" x 10' 1" (3.99m x 3.07m) (approx) Window to front and built in wardrobes.

**BEDROOM THREE**

10' 1" x 6' 7" (3.07m x 2.01m) (approx) Window to rear.

**SHOWER ROOM**

8' 5" x 6' 6" (2.57m x 1.98m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. Window to front and airing cupboard.

**GARAGE**

14' 8" x 16' 2" (4.47m x 4.93m) (approx) Door to rear and up and over garage door to front.

**OUTSIDE**

The garden is laid to lawn with slabs and mature shrubs.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

