



3 CLYDESDALE GARDENS, NEWBOROUGH
PE6 7RN

£290,000

FREEHOLD



briggs
residential

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Situated in a small cul-de-sac, this exceptionally large semi-detached home features a 17' x 13' kitchen/dining room and also has a good size lounge, master bedroom with en-suite and a southerly facing rear garden. Built to a high specification and within a short walk of Newborough primary school, viewing of this home is highly advised to appreciate the size of accommodation available.

Entrance door opening to

HALLWAY

With radiator and stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 17'2 x 10'3 (5.23m x 3.12m)

With walk-in bay window to front elevation, electric fire with attractive surround, radiator and double doors opening to

KITCHEN/DINING ROOM 17'5 x 13'7 (5.31m x 4.14m)

With a range of ample wall and base units, built-in double oven with hob and extractor above, integrated dishwasher, plumbing for washing machine, fridge space, breakfast bar, dining area, window to rear elevation, door to side and French doors opening onto rear garden.

LANDING

BEDROOM ONE 12'2 x 11'8 (3.71m x 3.56m)

With radiator, window to rear elevation and door to

EN-SUITE

Comprising double shower cubicle, wash-hand basin, low flush WC, heated towel rail and window to rear elevation.

BEDROOM TWO 15'10 x 8'4 (4.83m x 2.54m)

With radiator and window to front elevation.

BEDROOM THREE 10'4 x 6'7 (3.15m x 2.01m)

With built-in wardrobe, radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, wall tiling, heated towel rail and window to rear elevation.

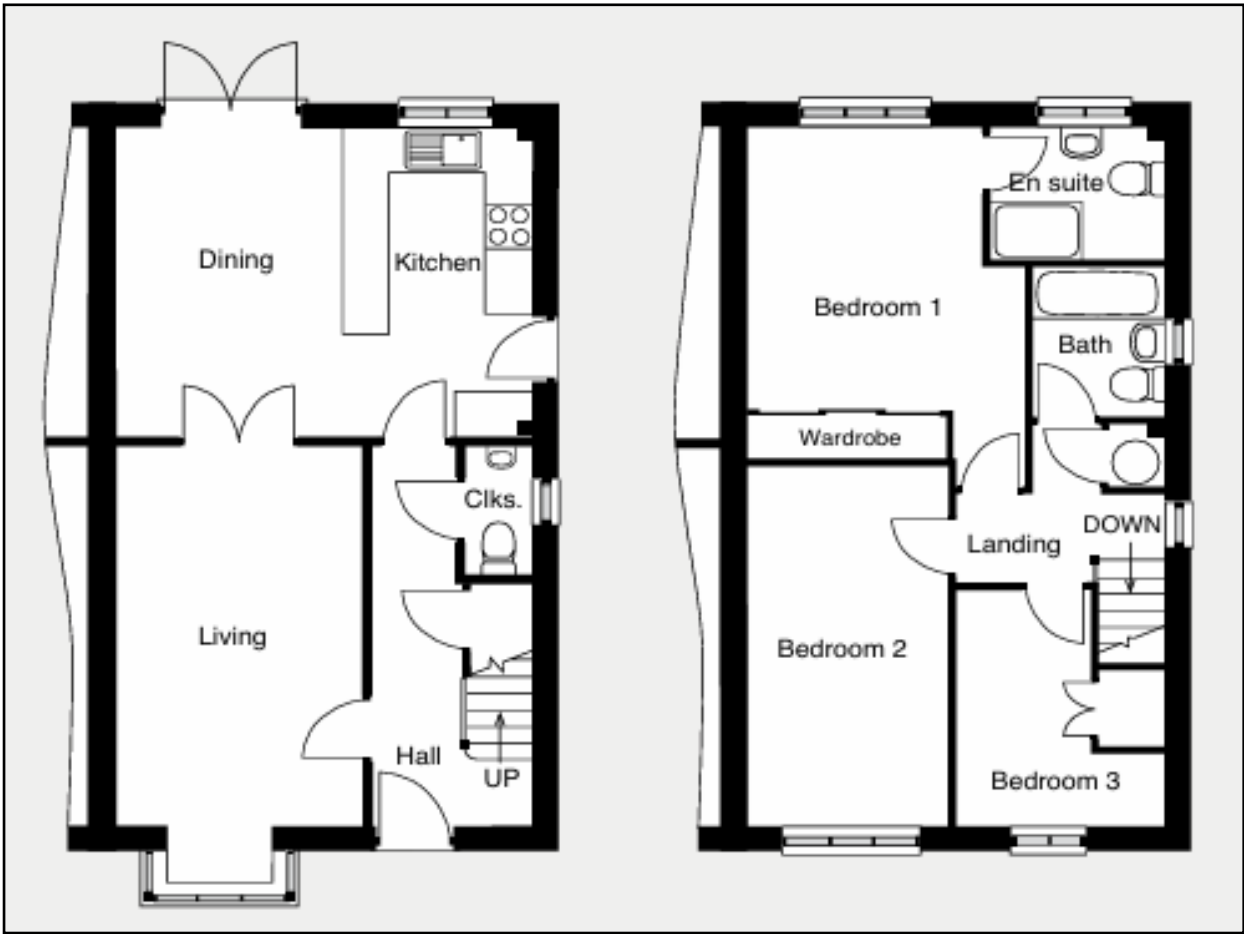
OUTSIDE

The property is approached via a block-paved driveway which leads to a single garage with up-and-over door, power and lighting.

The rear garden is fully enclosed by fencing with a southerly aspect and has a patio area, paving and space for timber shed.

EPC RATING: B

COUNCIL TAX BAND: C (PCC)



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