

£385,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



### Features

- Beautifully presented throughout
- Brand New Roof & Rewired Throughout
- Three Bedroom Detached Home
- Under Floor Heating in Entrance Hall, Cloakroom & Kitchen
- Modern Kitchen With Build in Appliances
- Bright & Airy Open Plan Sitting/Dining Room
- Principal Suite With Built in Wardrobes
- Brand New Fitted Bathroom With Separate Bath & Shower
- Walking Distance to the Town Center

### Summary of Property

This immaculate contemporary styled home enjoys a fabulous position on the north western edge of town in an established non estate area close to open countryside and perfectly placed for access to local schools and public transport routes . Having recently undergone a comprehensive refurbishment program the property benefits a new roof to include batons felt and tiles. A complete rewire and newly plastered walls and ceilings along with new fittings and flooring. The spacious and well balanced accommodation briefly comprises entrance hall cloakroom sitting dining room kitchen with integral appliances three good size bedrooms and a fabulous four piece family bathroom outside there are gardens to front and rear along with a garage with power connected and a parking space.

## Room Descriptions

### Entrance Hall

Entered by a composite glazed door. Stairs rising to first floor accommodation. Radiator and Wood effect LVT flooring. Door to Cloakroom, Sitting Room and entrance to Kitchen. Useful understairs storage cupboard.

### Cloakroom

Fully tiled and stylishly fitted with a suite comprising; concealed cistern low level W.C and vanity unit with inset basin and automatic lighting. LVT wood affect flooring and heated towel rail. UPVC double glazed window to side and extractor fan.

### Sitting Room

14' 8" x 11' 8" (4.47m x 3.56m)

Feature fireplace with wooden surround and granite back plate. UPVC double glazed picture window to front. Radiator and opening to Dining Area.

### Dining Area

10' 4" x 8' 11" (3.15m x 2.72m)

UPVC double glazed sliding doors to rear. Radiator.

### Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

Fitted with a stylish range of wall and base units with square edge worksurface over. Inset stainless steel sink and drainer with mixer taps and tiled splash backs. Built in electric double oven and gas hob with extractor over. Built in dishwasher, machine machine, fridge and freezer. LVT wood effect flooring and UPVC double glazed window and door to rear. Radiator.

### First Floor Landing

Loft access and UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

### Bedroom One

14' 10" x 10' 1" (4.52m x 3.07m)

Fitted with a contemporary range of built in wardrobes. Radiator and UPVC double glazed window to front.

### Bedroom Two

9' 11" x 9' 11" (3.02m x 3.02m)

UPVC double glazed window to rear and radiator.

### Bedroom Three

9' 10" x 7' 8" (3.00m x 2.34m)

Built in storage cupboard over bulkhead housing "Vaillant" combi boiler. Radiator and UPVC double glazed window to front.

### Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath plus a range of vanity units with inset basin and concealed cistern low level W.C and marble effect counter top and shower quadrant with thermostatic shower. Heated towel rail and extractor fan. UPVC double glazed window to rear and vinyl tile effect flooring.

### Rear Garden

Predominately laid to gravel and closed by timber panel fencing with two gates providing pedestrian and potentially vehicle access to patio. Ornamental gravel area and edged with flower boarders.

### Front Garden

Predominately laid to lawn with a path giving access to the front door.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D



## Floorplan



Total Area: 888 ft<sup>2</sup>

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.