



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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BEAT THE STAMP DUTY INCREASE WITH THIS CHAIN FREE PROPERTY!

SO MUCH MORE THAN EXPECTED..... A Spacious and Well Presented 3 Bedroom Family Home close to shops, schools and amenities.

- Conservatory.
- Spacious Living Accommodation.
- Refitted kitchen
- Refitted Shower room

Ground Floor

Entrance Hall

Replacement UPVC double glazed door with matching window to the side leading through to the Entrance Hall/Utility Area. Roll edge worktop with space below for automatic washing machine/tumble dryer. Wall mounted gas boiler. Glazed door to the Dining Room. Doorway through to Shower Room.

Shower Room

Suite comprising of a low level WC, corner wash hand basin and a glass shower screen with electric shower within. Ceramic floor and wall tiling.

Dining Room

Engineered oak flooring. UPVC double glazed window to front. Radiator.

Kitchen

Beech fronted wall and floor cupboards with brush steel handles with roll edge work surfaces over. Stainless steel single bowl sink unit with drainer to side. Space for gas cooker and slimline dishwasher. Space for American style fridge freezer. Under stairs storage cupboard. Karndene flooring. Replacement UPVC double glazed window to the front.

Living Room

Engineered oak wood flooring. Radiator. Stairs to the first floor. Door to rear leading out to the Conservatory.



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Conservatory

Poly carbonate roof. Television point. UPVC double glazed doors to the rear.

Office

UPVC double glazed window to rear. Currently set up as an office with telephone and internet points.

First Floor

Landing

Replacement UPVC double glazed skylight. Doors to rooms.

Master Bedroom

Replacement UPVC double glazed window to front. Radiator. Over stairs storage cupboard doorway to large walk in wardrobe and storage area.

Bedroom Two

Replacement UPVC double glazed window to rear. Radiator grey wood effect laminate flooring, access to over stair storage area.

Bedroom Three

Replacement UPVC double glazed window to rear. Radiator, grey wood effect laminate flooring.

Bathroom

A refitted bathroom with walk in shower cubicle, low level WC, pedestal wash hand basin, roof level window, fully tiled walls, full height heated towel rail.

Outside

Rear Garden

Mainly laid to lawn with flowers and shrubs to borders. Patio area with steps leading up to the lawn. Timber fence surround.

UPVC cladding to the property. Replacement UPVC facias.

Front Garden

Mainly laid to lawn with steps down to the front door.

Agents note: these details have yet to be verified by the vendor and may be subject to amendment.



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