



Mewburn, Bretton PE3 8SG

£230,000



*** EXTREMELY WELL PRESENTED EXTENDED THREE BEDROOM END TERRACE**** "This is a beautiful home which would suit first time buyers or family and is located in a lovely setting on a corner plot. The hub of the house is the good sized kitchen which opens into a garden room extension providing a lovely social space. The lounge opens into a conservatory which offers views over the enclosed and very private rear garden. From the hallway there is a downstairs cloakroom. To the first floor there are three well proportioned bedrooms and bathroom. Outside there is a driveway leading to a single garage and extra parking space as well. EPC Energy Rating - TBC/ Council Tax Band - A".

ENTRANCE HALL

Laminate floor, stairs to first floor landing with under stairs storage area, radiator, window to rear aspect, doors to downstairs accommodation.

LOUNGE

17' 7" x 10' 4" (5.36m x 3.15m) (approx.) UPVC double glazed window to front, radiator, TV point, UPVC double glazed French doors to:

CONSERVATORY

8' 6" x 8' 1" (2.59m x 2.46m) (approx.) Victorian Style UPVC double glazed conservatory with polycarbonate roof and door to garden.

KITCHEN

17' 6" x 9' 4" (5.33m x 2.84m) (approx.) Re-fitted with a range of base and wall mounted units, cupboards and drawers below fitted work surfaces, built in double oven, built in four ring gas hob with stainless steel chimney extractor hood over, integral dishwasher, integral washing machine, space for fridge/freezer, stainless steel single drainer sink unit, UPVC double glazed window to front, vertical designer radiator, tiled floor, box arch through to:

GARDEN/DINING ROOM

15' 8" x 8' 4" (4.78m x 2.54m) (approx.) Continuation of the tiled floor, two UPVC double glazed windows to rear, radiator, UPVC double glazed French doors to garden

DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising low level WC, wash hand basin, UPVC double glazed window to front, radiator.

FIRST FLOOR LANDING

Access to loft, built in airing cupboard and walk in storage cupboard housing the combi-boiler.

BEDROOM 1

17' 6" x 7' 4" (5.33m x 2.24m) (approx.) UPVC double glazed windows to front and rear aspects, vertical designer radiator, laminate floor.

BEDROOM 2

11' 4" x 11' 1" (3.45m x 3.38m) (approx.) (maximum into wardrobe recess) UPVC double glazed window to rear aspect, radiator, laminate floor.

BEDROOM 3

11' 4" x 7' 1" (3.45m x 2.16m) (approx.) (maximum L-shaped room) UPVC double glazed window to rear, radiator, laminate floor.

BATHROOM

6' 4" x 5' 7" (1.93m x 1.70m) (approx.) fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panel bath with separate electric shower over, UPVC double glazed window to front, radiator.

OUTSIDE

To the front there is a driveway leading to the single garage providing off street parking. There is additional parking to the side of the garage and flower and shrub bed extending to the side. The rear garden is enclosed by timber fence and is low maintenance and laid mainly with decorative stone with shrub and flower beds and timber deck patio.

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.

