



All measurements are approximate and for display purposes only

Total Area: 691 ft<sup>2</sup>



This immaculately presented semi detached family home has undergone a complete make over in recent years and needs to be viewed to be fully appreciated. Positioned on this popular, centrally located road with easy access to schools, shops and public transport links, the stylish accommodation briefly comprises; Entrance Hall, Sitting Room, kitchen/Dining Room with Integrated appliances, three Bedrooms and family Bathroom. Outside there are well maintained gardens to the front and rear, the latter enjoying a West facing aspect and giving access to the garage which has power connected.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door with glazed panel to side. Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and laminate flooring. Doors to Sitting Room and Kitchen/Dining Room.

**Sitting Room**  
13' 9" into bay x 12' 10" (4.19m into bay x 3.91m)  
Wall mounted, inset electric fire. UPVC double glazed bay window to front with built in window seat and storge below. Radiator and inset spotlights.

**Kitchen/Dining Room**  
20' 0" x 8' 3" (6.10m x 2.51m)  
Kitchen Area  
Fitted with a range of wall and base units with square edge Marble effect work surfaces over. Inset sink and drainer with flexi mixer tap. Built in electric eye level double oven, Induction hob extractor and pop up extractor. Integrated dishwasher. Peninsular island/breakfast bar. Laminate flooring and UPVC double glazed window to rear. Opening to Utility Area  
Dining Area  
Feature panelled wall. Radiator and laminate flooring. UPVC double glazed French doors to rear garden.

**utility Area**  
Space and plumbing for washing machine . Built in shelves. Space for upright fridge/freezer.

**Landing**  
Loft hatch with ladders provide access to the boarded and lit loft. 4 year old 'Vaillant' combi boiler.

**Bedroom 1**  
12' 8" x 8' 10" (3.86m x 2.69m)  
Feature panelled wall. Low drop suspended bedside lighting. Range of fitted wardrobes and display shelves. Inset spotlights, radiator and UPVC double glazed window to rear.

**Bedroom 2**  
10' 1" x 9' 11" (3.07m x 3.02m)  
Feature panelled wall. Inset spotlights, radiator and UPVC double glazed window to front.

**Bedroom 3**  
9' 9" x 7' 0" (2.97m x 2.13m)  
Radiator. UPVC double glazed window to front.

**Family Bathroom**  
Fully tiled and fitted with a white suite comprising; P shaped bath with thermostatically controlled shower and glazed screen over, vanity unit with inset basin and concealed cistern low level W.C.. Heated towel rail, tiled floor, inset spotlights and extractor. UPVC double glazed window to rear.

**Front Garden**  
Laid to lawn with path to front and side of property.

**Rear Garden**  
Enclosed by wall and timber panel fencing with gated access to side. Predominantly laid to lawn edged with Oak sleepers and ornamental gravel. Access to rear of garage. Outside tap, light and sockets.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: C

