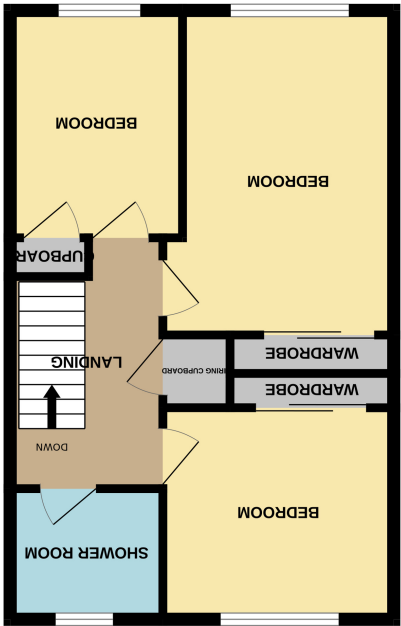
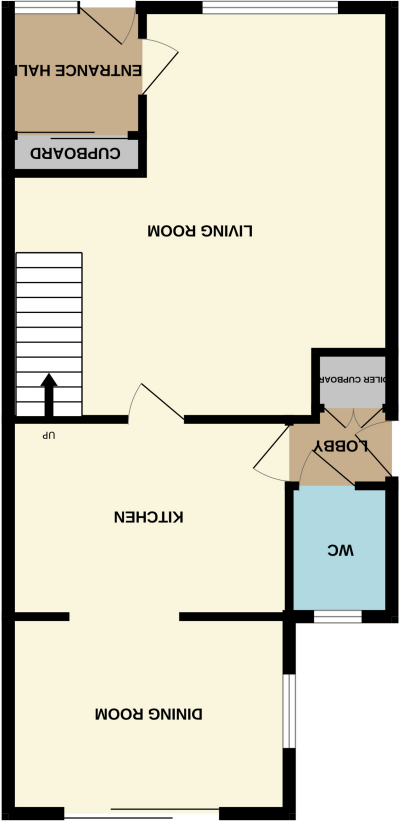


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.







PROPERTY PARTICULARS

\*\*\* NO ONWARD CHAIN \*\*\*

Elliott and Smith are delighted to present this charming property, first time on the market in over 50 years. A lovely and spacious three bed, extended, semi-detached house with the most beautiful and tranquil rear garden, a peaceful and private oasis bursting with vibrancy and colour, adorned with mature trees, palms and shrubs. The property also boasts a multi-vehicle driveway and garage. Internally, the house benefits from an abundance of natural light throughout. Spacious living room; Separate kitchen and dining room; Shower room, Cloakroom, Plenty of storage throughout.

A 'must-view' fabulous property, situated in PRESTIGIOUS WELLINGTON ROAD, which will be snapped up, so please contact us today, to arrange your viewing.

ENTRANCE HALL

5' 11" x 5' 10" (1.80m x 1.78m) PLUS full width large built-in storage, idea for coats, shoes etc. Carpeted flooring; Ceiling light fittings

LIVING ROOM

18' 5" x 17' 2" (5.61m x 5.23m) Light, bright and spacious living room with: Carpeted flooring; Wall and ceiling light fittings; Radiators x 2; Feature fireplace; Double-glazed window to front; Stairs to upper floor; Door to kitchen.

KITCHEN

12' 7" x 8' 10" (3.84m x 2.69m) Spacious fitted kitchen with: White wall and base units and drawers; Ambient lighting to wall cabinets; Integrated Bosh double oven; Integrated hob; One and a half bown sink with mixer tap; Mosaic tile splashbacks; Space for fridge freezer; Space and plumbing for washing machine; Ceiling fan and light fitting; Laminate flooring. Rear garden views.

DINING ROOM

12' 5" x 8' 9" (3.78m x 2.67m) Delightful dining with beautiful rear garden views! Full width double-glazed sliding door to rear garden. Laminate flooring; Ceiling fan and light fitting; Wall light fittings; Radiator; Double glazed window to side.

CLOAKROOM

5' 5" x 4' 0" (1.65m x 1.22m) Modern two-piece suite comprising of: Vanity basin with mixer tap and WC. Laminate flooring; Double-glazed window to rear; Ceiling light fittings; Radiator.



UPPER HALLWAY

11' 2" x 6' 11" (3.40m x 2.11m) Loft access via loft ladder. The loft is fully insulated and fully boarded. Hallway comprises of: Carpeted flooring; Ceiling light fittings; Large airing cupboard/storage; Doors to bathroom and bedrooms.

BEDROOM ONE

14' 8" x 9' 11" (4.47m x 3.02m) narros to 9 ft 5 ins. A lovely and spacious double bedroom with: Mirrored sliding door built-in robes; Carpeted flooring; Radiator; Double-glazed window to front; Ceiling light fittings.

BEDROOM TWO

9' 11" x 9' 5" (3.02m x 2.87m) Second double bedroom with: Built-in robes; Carpeted flooring; Double-glazed window with rear garden views; Radiator; Ceiling light fitting.

BEDROOM THREE

10' 4" x 7' 4" (3.15m x 2.24m) Carpeted flooring; Over-stairs storage cupboard; Radiator; Double-glazed window to front.

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.78m) Contemporary three piece suite comprising of: Large walk-in shower with glass screen; Vanity basin with mixer tap; WC. Tiled walls and flooring; Mirrored wall-mounted cabinet; Chrome towel radiator; Double-glazed window to rear; Extractor fan; Ceiling light fitting.

REAR GARDEN

Peaceful...Private....Perfect! Spellbinding 120ft sunny rear garden with: An array of mature tress and shrubs; Colourful flowers when in bloom; A choice of al-fresco dining areas, either on the patio, under the pergola, or at the beautiful summer house to the rear; Large lawn area; Fully fenced; Shed; Concrete base for additional shed; Access to garage. Attractive large summer house (with power) and decked area.

FRONTAGE

Gated frontage with: Lawn area with bordered shrubs; Multi-vehicle driveway leading to garage.

