

£399,950
Freehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS



Features

- Detached 3 Bedroom House With Scope To Extend Subject To Relevant Planning Permissions
- Much Loved Family Home
- Popular Cul De Sac Location
- Well Maintained & Immaculately Presented Throughout
- Entrance Hall & Cloakroom
- Sitting Room, Dining Room & Kitchen
- 3 Well Balanced Bedrooms
- Family Bathroom
- West Facing, Level Contoured Rear Garden
- Driveway Parking & Garage with Electric Roller Door & Power Connected

Summary of Property

We are pleased to present this much loved family home, which comes to market for the first time in 48 years, a testament to the geniality and benefits of this popular location. Situated in a Cul de Sac on the Western side of town, the three bedroom detached residence is perfectly placed for access to local shops, schools, bus routes, playpark and nearby countryside. Sitting on a generous plot with glorious, West facing rear gardens, the well maintained and immaculately presented accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room and Kitchen, three well balanced Bedrooms and a family Bathroom. Externally, there is a well tended lawned garden, driveway and Garage to the front and private, enclosed Gardens to the rear.

N.B the sellers have found a vacant property that they would like to purchase.

Room Descriptions

Entrance Hall

Entered via UPVC double glazed door with matching side panel. Radiator. Doors to Cloakroom and Sitting Room.

Cloakroom

Fitted with a white suite comprising; low level W.C. and wall mounted wash hand basin with mixer tap and tiled splash backs. Radiator and vinyl floor covering. UPVC double glazed window to side.

Sitting Room

13' 11" x 11' 10" (4.24m x 3.61m)

Feature fire place with wooden surround, marble back plate and hearth with electric coal effect fire. Two radiators. UPVC double glazed picture window to front. Doors to Dining Room and Inner Hall.

Dining Room

10' 7" x 9' 7" (3.23m x 2.92m)

Serving hatch and radiator. UPVC double glazed picture window overlooking the rear garden.

Inner Hall

Stairs rising to first floor accommodation with useful storage cupboard below. Radiator and UPVC double glazed window to side. Door to Kitchen.

Kitchen

8' 4" x 7' 10" (2.54m x 2.39m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless sink and drainer with mixer tap and tiled splash backs. Spaces for cooker, washing machine, tumble dryer and undercounter fridge. Walk in Pantry cupboard plus shelved recess. Wall mounted 'Worcester' combi boiler. Plinth heater and vinyl tile flooring. UPVC double glazed window to rear. UPVC double glazed door to side.

Landing

Bedroom 1

13' 11" x 10' 11" (4.24m x 3.33m)

Fitted with a range of wardrobes, drawers and dressing table. Airing cupboard with radiator and shelving. Loft access.

Radiator and UPVC double glazed to front.

Bedroom 2

10' 7" x 10' 7" (3.23m x 3.23m)

Radiator. UPVC double glazed window to rear.

Bedroom 3

8' 5" x 6' 1" (2.57m x 1.85m)

Large built in cupboard over bulkhead. Radiator and UPVC double glazed window to front.

Family Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

Fully tiled and fitted with a white suite comprising; panelled bath with electric shower over, pedestal wash basin and low level W.C.. Radiator and vinyl floor covering. UPVC double glazed window to rear.

Front Garden

Enclosed by low brick wall and laid to lawn with shrub/floral borders. Driveway leads to the garage and path leads to front and side of the property.

Garage

Electric roller door to front and pedestrian door to side. Power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front. This private, Westerly aspect garden is laid to patio and shaped lawn with mature well stocked borders and areas of ornamental gravel. Two cherry blossom trees and Plum tree. Secure shed built on the side of the property provides secure storage along with a timber shed. Water butts, outside tap and lighting.

Tenure and Council Tax Band

Tenure: Freehold

Council tax Band: D



