



All measurements are approximate and for display purposes only

Total Area: 1137 ft<sup>2</sup>



Offered for sale with no onward chain, this deceptively spacious family home is nicely situated in quiet traffic free location fronting on to the Cul de Sac's green and is well placed for access to the town centre, local schools and nearby country side walks. Well maintained and enjoying a South facing rear aspect, the well balanced accommodation briefly comprises; Reception/Dining Hall, Kitchen, Large Sitting Room, three double Bedrooms, Bathroom and separate W.C.. Outside, there are low maintenance Gardens to the front and rear with a single Garage located in a nearby block.

N.B. In recent times the property has benefitted from the roof has been re-felted and battened, new programmable electric storage heaters being installed along with a 'Megaflo' pressurised hot water tank.



## ROOM DESCRIPTIONS

### Reception/Dining Hall

10' 11" x 9' 0" (3.33m x 2.74m)

Entered via UPVC double glazed door with matching panel to side. Stairs rising to first floor accommodation. Programmable energy efficient electric storage heater and wood effect vinyl flooring. UPVC double glazed window to front. Doors to Kitchen and Sitting Room.

### Kitchen

10' 0" x 8' 5" (3.05m x 2.57m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with tiled splash backs. Spaces for oven, washing machine and upright fridge/freezer. Under stair storage cupboard. Wood effect vinyl flooring. UPVC double window to front. Door to Sitting Room.

### Sitting Room

18' 8" x 12' 5" (5.69m x 3.78m)

Feature fireplace with inset coal effect electric fire. UPVC double glazed window to rear and UPVC double glazed sliding patio doors to rear Garden. Programmable energy efficient electric storage heater

### Landing

Loft access. Airing cupboard housing 'Megaflo' pressurised water tank and further storage cupboard. Programmable energy efficient electric storage heater. Doors to all Bedrooms, Bathroom and separate W.C.

### Bedroom 1

10' 0" x 9' 11" (3.05m x 3.02m)

Built in cupboard. Programmable energy efficient electric heater. UPVC double glazed window to front.

### Bedroom 2

12' 5" x 8' 5" (3.78m x 2.57m)

Electric panel heater. UPVC double glazed window to rear.

### Bedroom 3

10' 0" x 7' 0" (3.05m x 2.13m)

Electric panel heater. UPVC double glazed window to rear.

### Bathroom

5' 5" x 5' 1" (1.65m x 1.55m)

Fitted with a white suite comprising; panelled bath with electric shower and glazed screen over and a vanity unit with inset basin. Heated towel rail, vinyl flooring and extractor. UPVC double glazed window to front.

### Separate W.C.

Fitted with a white low level W.C. UPVC double glazed window to front.

### Front Garden

Laid to decorative gravel with path to front door.

### Rear Garden

Fully enclosed by timber panel fencing with gravel board. The south facing garden is hard landscaped for ease of maintenance and is laid to patio and decorative gravel. Timber shed.

### Garage

Located in a nearby block. Up and over door to front.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

