





Located at the head of this popular Cul de Sac on the Western edge of town, this delightful semi detached house is ideally placed for access to local schools, shops, sports centres and nearby local countryside. Offered for sale with no onward chain, the well maintained accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen and Dining Room, three well balanced Bedrooms and Shower Room. Outside, there are established gardens to the front and rear, the latter being South facing and private, along with a garage and driveway.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite double glazed door with double glazed side panel. Radiator and doors to Cloakroom and Sitting Room.

Cloakroom
Fitted with a suite comprising; low level W.C. and wall mounted hand basin with tiled splash backs. Vinyl floor covering. UPVC double glazed window to side.

Sitting Room
13' 11" x 12' 2" (4.24m x 3.71m)
Feature brick built fireplace with electric fire inset. Two radiators. Stairs rising to first floor accommodation with UPVC double glazed window to side. Doors to Kitchen and Dining Room.

Kitchen
10' 5" x 8' 3" (3.17m x 2.51m)
Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with tiled splash backs. Built in eye level electric double oven and electric hob with extractor over. Wall mounted 'Worcester' boiler. Useful pantry cupboard. Vinyl floor covering. UPVC double glazed window to rear and UPVC double glazed door to side.

Dining Room
10' 11" x 9' 5" (3.33m x 2.87m)
Radiator. UPVC double glazed sliding patio doors to rear.

Landing
Loft access. UPVC double glazed window to side. Doors to all Bedroom and family Shower Room.

Bedroom 1
13' 11" x 10' 11" (4.24m x 3.33m)
Airing cupboard housing immersion tank. Radiator. UPVC double glazed window to front.

Bedroom 2
10' 10" x 10' 6" (3.30m x 3.20m)
Radiator. UPVC double glazed window to rear.

Bedroom 3
8' 5" x 6' 11" (2.57m x 2.11m)
Built in storage cupboard over baulk head. Radiator. UPVC double glazed window to front.

Shower Room
Fully tiled and fitted with a white suite comprising; large shower cubicle with thermostatically controlled shower, pedestal wash basin and low level W.C. Radiator and vinyl floor covering. UPVC double glazed window to rear.

Frontage
Enclosed by low wall and natural hedging, the traditional frontage is laid to lawn with Tarmac driveway leading to garage and path to property.

Garage
Up and over door to front and pedestrian door to rear. Power Connected.

Rear Garden
Fully enclosed by timber panel fencing and natural hedging with gated access to the front. This private, South facing garden is laid to patio and lawn with deep, well stocked borders. Outside tap and metal shed.

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

