



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





This semi detached family home has been extended to the ground floor and offers deceptively spacious and flexible living accommodation in a sought after setting. Located towards the Western side of town, the property is well placed for access to schools, local shops, the tithe barn with its calendar of varied activities, sports facilities and public transport links. Benefitting the installation of a new combi boiler, the versatile accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Conservatory, Kitchen and Utility Area, ground floor Bedroom/Study and Shower Room, three Bedrooms and family Bathroom. Outside, there gardens too the front and rear along with ample driveway parking.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door. Radiator and laminate flooring. Doors to Cloakroom and Dining room.

**Cloakroom**  
Fitted with a white suite comprising; low level W.C. and wall mounted wash basin with tiled splashbacks. Laminate flooring and UPVC double glazed window to side.

**Dining Room**  
Stairs rising to first floor accommodation with useful storage area below. Radiator and laminate flooring. Door to Sitting Room, opening to Kitchen and double doors to Conservatory.

**Kitchen**  
8' 9" x 7' 9" (2.67m x 2.36m)  
Fitted with a range of wall and base units with wood effect work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Spaces for cooker, dishwasher and upright fridge/freezer. Vinyl flooring and UPVC double glazed window to rear.

**Conservatory**  
18' 11" x 8' 9" (5.77m x 2.67m)  
Of dwarf wall and UPVC double glazed construction with French doors opening on to the rear garden. Radiator and laminate flooring. Door to ground floor Bedroom/Study.

**Ground Floor Bedroom/Study**  
16' 3" x 8' 6" (4.95m x 2.59m)  
Radiator and UPVC double glazed window to front. Door to Utility Area.

**Utility Area**  
Fitted with work surface and wall mounted cupboard. Spaces for washing machine and tumble dryer.

**Bedroom 2**  
11' 3" x 9' 10" (3.43m x 3.00m)  
Built in double wardrobes. Laminate flooring and radiator. UPVC double glazed window to front.

**Bedroom 3**  
8' 3" x 7' 8" (2.51m x 2.34m)  
Radiator and UPVC double glazed window to rear.

**Family Bathroom**  
6' 8" x 6' 5" (2.03m x 1.96m)  
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Heated towel rail and tiled floor. UPVC double glazed window to rear.

**Frontage**  
Laid to lawn with concrete and gravel driveway parking.

**Rear Garden**  
Fully enclosed by timber panel fencing and brick wall with secure gated access to rear. Enjoying a good deal of privacy, garden is laid to paved patio, lawn and ornamental gravel. Timber shed and outside light.

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

**Shower Wet Room**  
Fitted with a white suite comprising tiled shower are with wall mounted electric shower, wall mounted hand basin and low level W.C. Extractor and UPVC double glazed window to side.

**Sitting Room**  
17' 11" x 11' 2" (5.46m x 3.40m)  
Feature fireplace. Laminate flooring and radiator. Two UPVC double glazed windows to front aspect.

**Landing**  
Loft access with ladders. Airing cupboard hosing brand new 'Worcester' combi boiler. UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom.

**Bedroom 1**  
11' 11" x 11' 3" (3.63m x 3.43m)  
Radiator and laminate flooring. UPVC double glazed window to rear.

