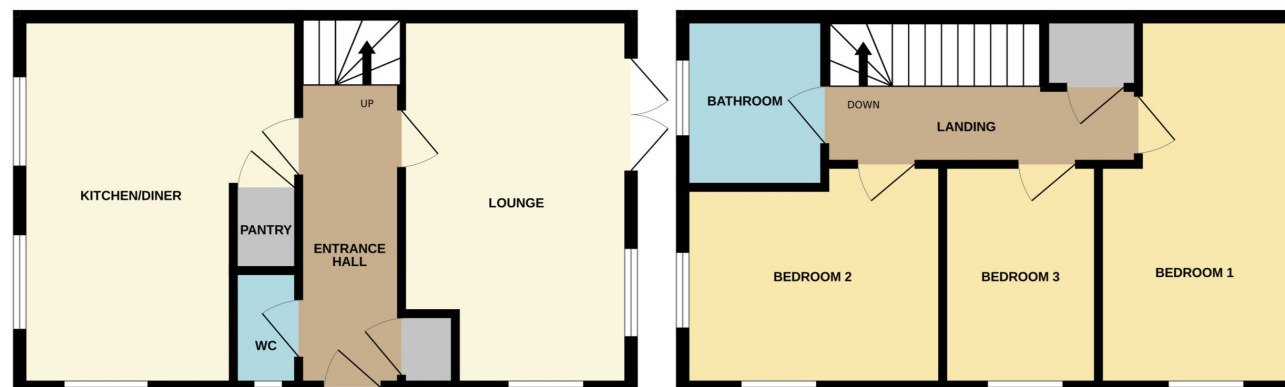




**45 Sissons Close, BARNACK PE9 3FB**

**£345,000**



\*\*\* VILLAGE LOCATION \*\*\* Situated in the highly desirable village of Barnack, with excellent transport links nearby, this attractive three-bedroom semi-detached home is perfect for first time buyers. Set back from the road and enjoying a pleasant outlook over a green, the property offers well-proportioned accommodation throughout. The ground floor features a spacious entrance hall, a modern kitchen/diner, a generous lounge with French doors opening onto the rear garden, and a convenient downstairs cloakroom. Upstairs, there are three bedrooms and a contemporary family bathroom. Outside, the property benefits from an enclosed garden and allocated off-road parking for two vehicles. Call 01780 757788 to book your personal viewing. EPC Energy Rating B. Council Tax Band C.



## UPVC DOOR INTO:

### ENTRANCE HALL

Tiled flooring, stairs to first floor accommodation, storage cupboard and radiator.

### KITCHEN/DINER

4.96m max x 3.74m max (16' 3" x 12' 3") - 2.29m min x 2.87m min (7' 6" x 9' 5")  
 Fitted with a range of eye level and base units with worktops over. Oven, gas hob and cooker hood over. Ceramic sink with 1/2 bowl and drainer with swan neck mixer tap over. Space for American fridge/freezer, space and plumbing for washing machine, integrated dishwasher. UPVC window to front, and two UPVC windows to side. Radiator and pantry.

### LOUNGE

4.97m x 3.08m max (16' 4" x 10' 1") UPVC window and French doors to garden and UPVC window to side, radiator.

### LANDING

Loft access, radiator and storage cupboard.

### BEDROOM ONE

4.97m x 2.63m max (16' 4" x 8' 8") UPVC windows to front and side and radiator.

### BEDROOM TWO

3.60m x 2.99m max (11' 10" x 9' 10") UPVC windows to front and side and radiator.

### BEDROOM THREE

2.99m x 2.09m (9' 10" x 6' 10") UPVC window to front and radiator.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over with glass screen, wash hand basin and low level WC. UPVC window to the side. Partly tiled and chrome heated towel rail.

### OUTSIDE

The front of the property enjoys a pleasant outlook over a green and is approached via a paved pathway leading directly from the two allocated parking spaces to the front door, creating a welcoming and attractive entrance.

The enclosed rear garden is bordered by a combination of mature hedging and timber fencing, offering a good level of privacy. It features two patio areas, ideal for outdoor seating and entertaining, along with a garden shed, bin store, and gated access to the front of the property.

### FLOORPLAN

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

### AGENT NOTE

There is a maintenance charge for the upkeep of communal grounds.

