

FOR SALE

£270,000 Freehold



Estate Agents

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ABOUT THE PROPERTY

Fantastic opportunity to purchase this impressive three-storey modern end of terrace home that combines an elegant design with surprisingly spacious living accommodation measuring over 1075 sqft that only an internal viewing will fully appreciate. Internally the property is presented to a high standard throughout with built-in AEG appliances in the kitchen. This particular property is the only one within the development to benefit from a double parking bay right next door to the property itself which is a big selling feature over its competitors aswell as a slightly bigger south facing garden which has gated access from the rear and to the side.

GROUND FLOOR – Spacious kitchen dining with contemporary fixtures and fittings. Guest cloakroom and a light and airy generous living room with double doors that open onto a south facing low maintenance garden with patio seating areas.

FIRST FLOOR – Cleverly designed and versatile set of rooms comprising; Generous double bedroom, smaller double bedroom, a modern family bathroom and a useful study / office that sits just at the base of the master suite.

SECOND FLOOR – Occupying the entire second floor is this impressive master bedroom, complete with ensuite facilities. A dormer window ensures the private, secluded space is bathed in natural sunlight throughout the day. There is also built-in storage cupboards to the eaves of the roof.

FEATURES

- Modern spacious 1075² ft family home
- Three double bedrooms
- Double parking bay
- South facing rear garden
- Kitchen dining room with AEG appliances
- 20ft x 15ft master bedroom ensuite
- Pleasant, elevated views from the front aspect
- Family bathroom plus downstairs cloakroom
- COUNCIL BAND - C
- EPC - B



ROOM DESCRIPTIONS

FRONT APPROACH

Composite front door to:

GROUND FLOOR - Inner Hallway

Tiled floor. Stairs rising to first floor with storage under. Radiator. Doors to living room, guest cloakroom and kitchen dining room.

KITCHEN/DINING ROOM

16' 1" x 7' 11" (4.90m x 2.41m) Double glazed windows to front and side aspect. Tiled flooring. White gloss soft-closing built-in wall and base units with pull out larder, under cabinet lighting and LED lit plinths. AEG four ring gas hob with AEG extractor over. Built-in AEG dishwasher. Built-in ZANUSSI fridge freezer and washer drier. AEG eye level double oven. Inset stainless steel sink unit. Radiator.

CLOAKROOM

Double glazed frosted window to front aspect. Radiator. Wash hand basin. Tiled flooring. Extractor fan.

LIVING ROOM

15' 1" x 10' 11" (4.60m x 3.33m) Double glazed patio doors. Double glazed window to side aspect. Radiator. TV, telephone and aerial points.

FIRST FLOOR

Spacious landing with a walk-in storage cupboard plus a further double built-in cupboard with heater, shelving and hanging rail. Radiator. Doors to:

BEDROOM TWO

15' 1" x 10' 2" (4.60m x 3.10m) Dual aspect double glazed windows to side and rear aspects. Radiator. Ample space for free-standing wardrobes.

BEDROOM THREE

9' 7" x 7' 11" (2.92m x 2.41m) Double glazed window to front aspect with views towards St Agnes Beacon.

FAMILY BATHROOM

Double glazed frosted window to side aspect. Low level WC with soft-close lid. Wash hand basin. Heated towel rail. Panelled bath with shower over. LED spotlights. Extractor fan.

STUDY/OFFICE

6' 9" x 6' 0" (2.06m x 1.83m) Double glazed window to front aspect with pleasant views towards St Agnes Beacon. Radiator. Stairs rise to second floor main master bedroom suite.

SECOND FLOOR

MASTER BEDROOM

20' 6" x 14' 9" (6.25m x 4.50m) Superb spacious light and airy master bedroom with double glazed windows and skylights. Two radiators. Built-in double wardrobe as well as recess and eaves storage. Door to:

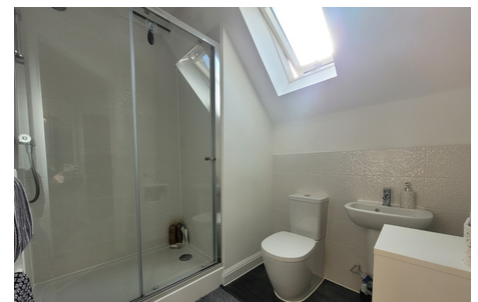
ENSUITE

Double glazed Velux skylight. Wash hand basin. Low level WC with soft close lid. Large walk-in double shower cubicle. LED spotlights. Extractor fan. Heated towel rail.

EXTERIOR

The property benefits from a front and side path with side and rear gated access to the rear garden. The main garden is located to the rear which is low maintenance and south facing, maximising the daily sunshine.

As already mentioned, a huge selling feature for this particular property is the parking situation. This is the only house than benefits from a double parking bay which is located to the side of the property making this ideal for anyone who may have a bigger vehicle such as a works van or transporter.



AGENTS NOTE

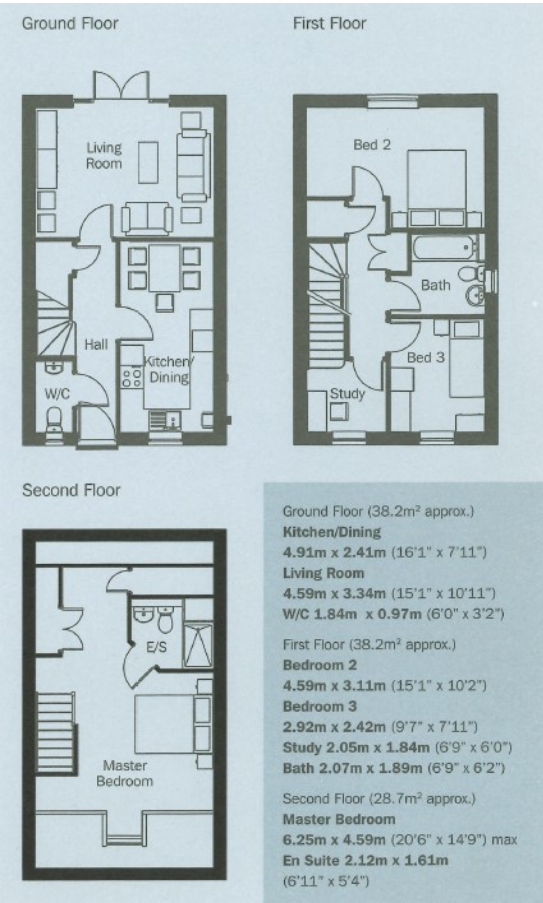
SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains metered water, mains drainage, broadband/telephone subject to tariffs and regulations.

DISCLAIMER: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.





FLOORPLAN



EPC

