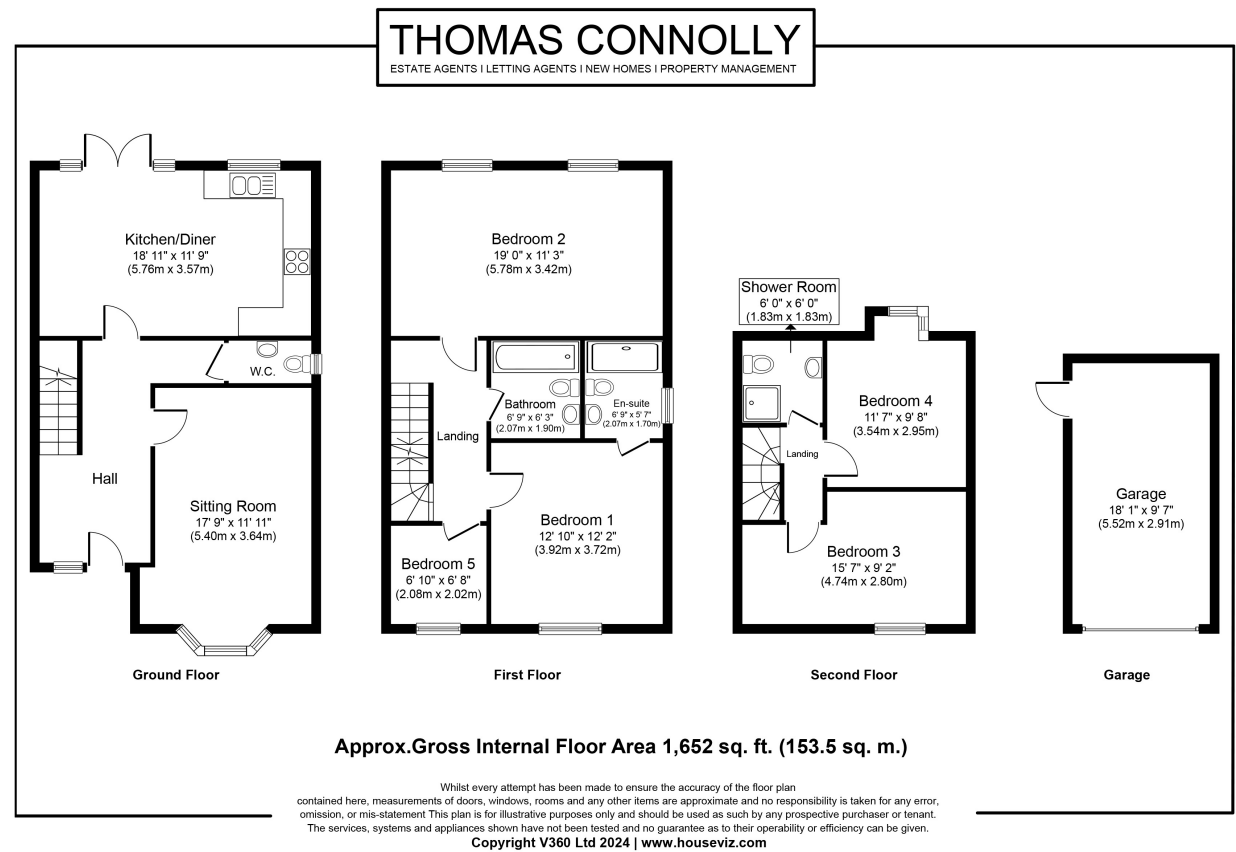




**THOMAS CONNOLLY**  
 ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## ABOUT THE PROPERTY

Thomas Connolly Estate Agents are delighted to present this five bedroom semi detached family home situated in the sought after location of Newton Leys, offering numerous amenities including schools, shops, and traffic links.

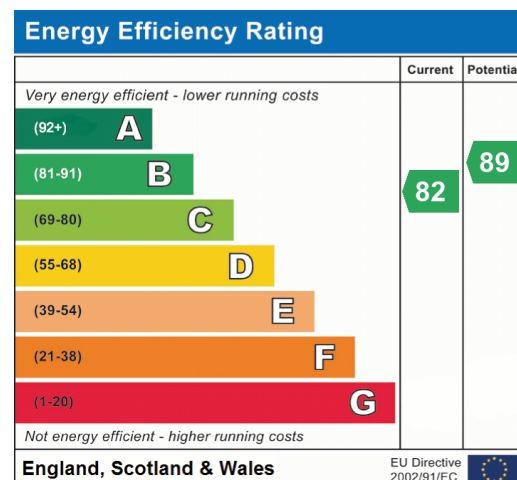
Accommodation briefly comprises; entrance hall, cloakroom, a family kitchen dining room, and sitting room.

First floor accommodation offers three bedrooms with an en suite to the master bedroom, a family bathroom. Second floor offers a further two bedrooms with a shower room. Outside there is an enclosed garden to the rear featuring a patio and gated access. To the front there is a driveway providing off road parking for several vehicles leading to a single garage. The property further benefits from double glazing, gas to radiator heating.

Please contact Thomas Connolly Estate Agents for further information relating to this property or to confirm viewing arrangements.

### FEATURES

- FIVE BEDROOMS
- CLOAKROOM
- EN SUITE
- SINGLE GARAGE



### ENTRANCE HALL

### CLOAKROOM

### SITTING ROOM

11' 11" x 17' 9" (3.63m x 5.41m)

### KITCHEN DINER

11' 9" x 18' 11" (3.58m x 5.77m)

### FIRST FLOOR

### BEDROOM ONE

12' 10" x 12' 2" (3.91m x 3.71m)

### EN SUITE TO MAIN BEDROOM

### BEDROOM TWO

11' 3" x 19' 0" (3.43m x 5.79m)

### BEDROOM FIVE/STUDY

6' 10" x 6' 8" (2.08m x 2.03m)

### MAIN BATHROOM

### SECOND FLOOR

### BEDROOM THREE

9' 2" x 15' 7" (2.79m x 4.75m)

### BEDROOM FOUR

9' 8" x 11' 7" (2.95m x 3.53m)

### SINGLE GARAGE

9' 7" x 18' 1" (2.92m x 5.51m)

### FRONT AND REAR GARDENS

### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

