



## Asking Price: £247,500

- Popular And Convenient Residential Area
- Three Bedrooms
- Extended Detached Family Home
- No Forward Chain
- Ideal Family Home
- Quiet Cul-de-sac Location
- Three Reception Rooms
- Good Size Corner Plot
- Driveway Parking And Single Garage



**Entrance**

Entered via double glazed side door with matching glazed side panels to hallway with staircase to first floor, understairs storage cupboard space, textured ceiling with coving and doors to:-

**Study/Office**

3.101m x 2.133m (10' 2" x 7' 0")

With medium oak effect laminate flooring and double glazed window to front aspect.

**Cloakroom**

1.875m x 1.245m (6' 2" x 4' 1")

A two piece suite comprising low level W.C, wash hand basin, textured ceiling and double glazed frosted window to the rear.

**Lounge**

3.483m x 6.512m (11' 5" x 21' 4")

A good size light and airy room with fitted wall lights, textured ceiling with coving and double glazed windows to front and side aspect.

**Kitchen**

3.294m x 2.534m (10' 10" x 8' 4")

A modern fitted kitchen with a range of matching base and wall units and drawer space in high gloss cream with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 5 ring gas hob with stainless steel extractor canopy over, built in wine chiller, chrome spot lighting, plumbing for automatic washing machine, double glazed window to side aspect and feature arch to:-

**Breakfast Room**

3.540m x 3.296m (11' 7" x 10' 10")

With medium oak effect laminate flooring, textured ceiling with coving, double glazed window to the rear and double glazed door to:-

**Lean To Utility**

4.884m x 2.493m (16' 0" x 8' 2")

Suitable for many uses such as utility room or store room, ceramic tile flooring, polycarbonate strengthened roof and double glazed doors to side and rear.



