

£379,950  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS





### Features

- Favoured Trendlewood Cul de sac
- Well Presented Throughout
- Entrance Porch
- Cloakroom
- Sitting Room
- Kitchen / Dining Room
- 3 Bedrooms
- Bathroom
- Driveway, Garage & Gardens
- New Boiler

### Summary of Property

This superb semi detached home is presented in immaculate condition and is nestled in this quiet Cul de Sac on the Southern edge of the favoured Trendlewood area, with excellent access to the Train Station, schools and open countryside nearby, the accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room, Kitchen/Dining Room, three Bedrooms and family Bathroom. Outside, there are well maintained Westerly facing Gardens to the rear with open plan lawn, driveway and Garage to the front.

## Room Descriptions

### Entrance Hall

Entered via composite double glazed door. Doors to Cloakroom and Sitting Room.

### Cloakroom

Fitted with a white suite comprising: low level W.C. and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to front.

### Sitting Room

14' 10" x 12' 9" (4.52m x 3.89m)

Radiator and UPVC double glazed window to front. Stairs rising to first floor. Door to Kitchen/Dining Room.

### Kitchen/Dining Room

14' 9" x 9' 8" (4.50m x 2.95m)

Fitted with a range of solid wood wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric oven, gas hob and extractor over. Wall mounted "glow worm" boiler. Spaces for washing machine, dishwasher and fridge freezer. Walk in pantry. Wood effect "Uniclic" flooring and radiator. UPVC double glazed door to side, UPVC double glazed window to rear and sliding patio doors to the rear.

### Landing

Loft access with ladders. Airing cupboard housing immersion tank. UPVC double glazed window to side. Doors to all Bedrooms and Bathroom.

### Bedroom 1

12' 0" x 8' 7" (3.66m x 2.62m)

Feature wood panelling. UPVC double glazed window to front and radiator.

### Bedroom 2

10' 1" to wardrobe x 8' 2" (3.07m to wardrobe x 2.49m)

Radiator. UPVC double glazed window to rear.

### Bedroom 3

8' 4" x 5' 10" (2.54m x 1.78m)

Built in shelving. Radiator. UPVC double glazed window to front.

### Family Bathroom

Fully tiled and fitted with a white suite comprising: panelled bath with thermostatic shower over plus a range of vanity units with inset basin and concealed cistern low level W.C. Shaver point, heated towel rail and tiled floor. UPVC double glazed window to rear.

### Front Garden

Laid to lawn with tarmac driveway leading to Garage.

### Garage

Up and over door to front . UPVC double glazed pedestrian door to side opening in to Rear Garden. Power connected.

### Rear Garden

Private and Westerly facing, this well stocked, mature garden is predominately laid to patio with a shaped lawn edged with deep borders. Fully enclosed by timber panel fencing with gated access to the front. Outside tap.

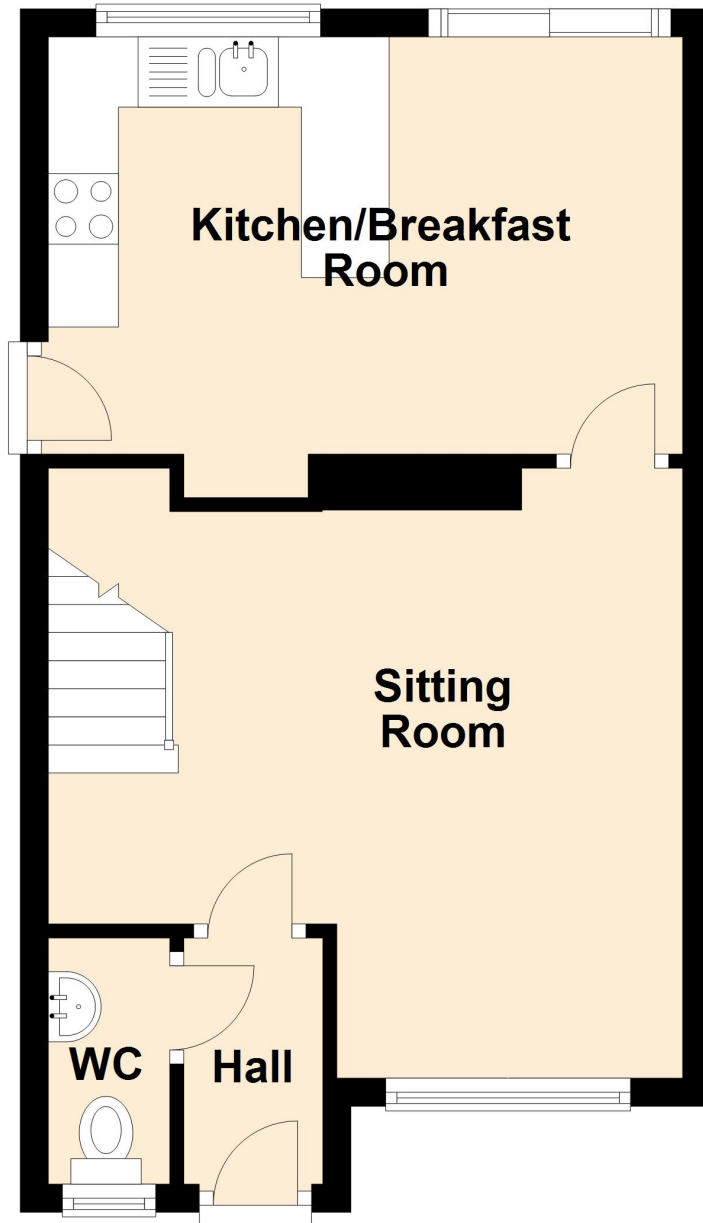
### Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - C



## Ground Floor



## First Floor

