

£425,000  
Freehold



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





## Summary of Property

Situated in the desirable Kingsmead estate, this three bedroom town house is ideal for professional couples or growing families searching for some extra space.

This sizable three bedroom home was fully upgraded when purchased from new, so it is of an extremely high specification.

The hallway leads through to the living/dining area that features French doors that open up to a rear private garden, whilst the kitchen with breakfast area is at the front of the property. The ground floor is completed by a storage cupboard under the stairs and a guest cloakroom.

Two bedrooms can be found on the first floor along with a family bathroom. A private staircase leads up to the second floor that hosts the master bedroom, which is completed by an en suite shower room, Dormer windows and roof lights, this room is wonderfully light and airy.

Front and rear gardens and a driveway providing off road parking for a number of vehicles

# Room Descriptions

## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN

14' 2" x 10' 9" (4.32m x 3.28m)

### LIVING / DINING ROOM

13' 3" x 14' 2" (4.04m x 4.32m)

### DOWNSTAIRS CLOAKROOM

4' 7" x 6' 3" (1.40m x 1.91m)

### STORAGE CUPBOARD

## FIRST FLOOR

### BEDROOM TWO

13' 4" x 12' 1" (4.06m x 3.68m)

### BEDROOM THREE

9' 5" x 9' 8" (2.87m x 2.95m)

### FAMILY BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m)

## SECOND FLOOR

### BEDROOM ONE

10' 7" x 20' 4" (3.23m x 6.20m)

### EN SUITE TO MAIN BEDROOM

8' 7" x 4' 6" (2.62m x 1.37m)

### REAR GARDEN

### DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES

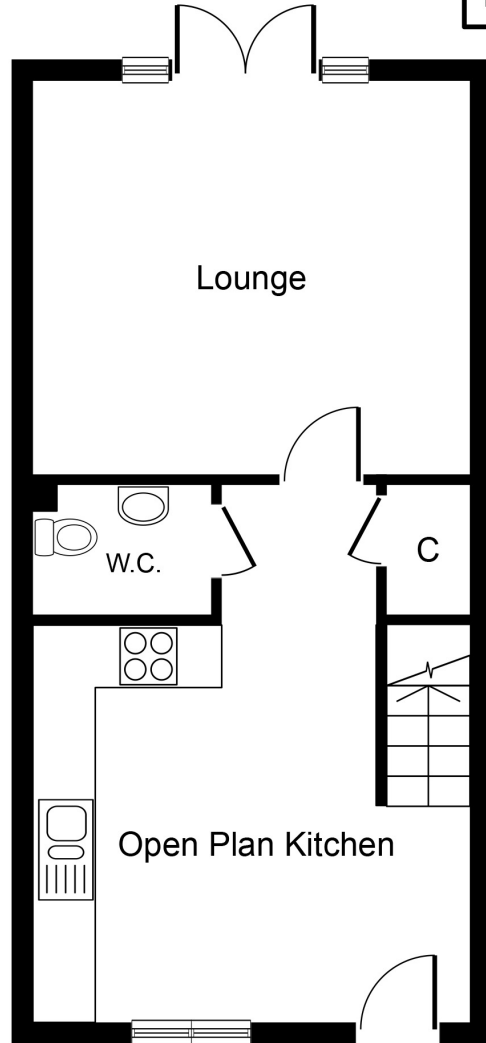
### PLEASE NOTE

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

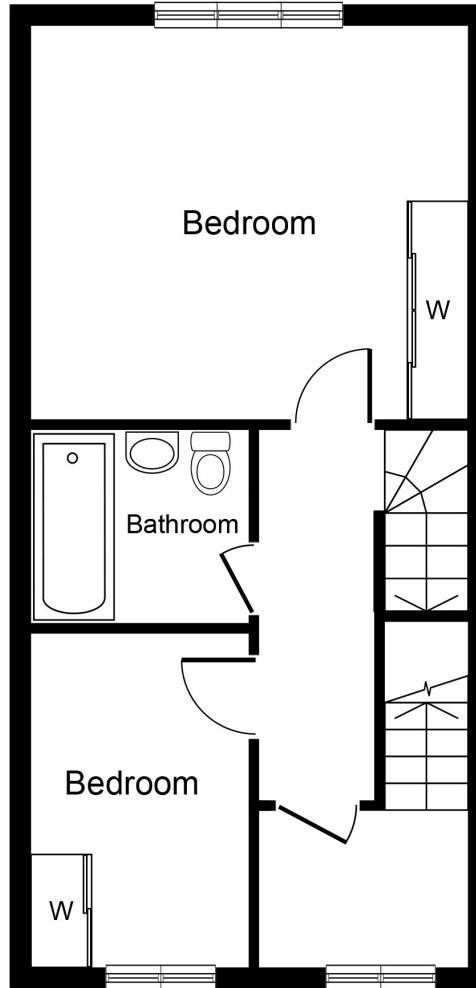


# THOMAS CONNOLLY

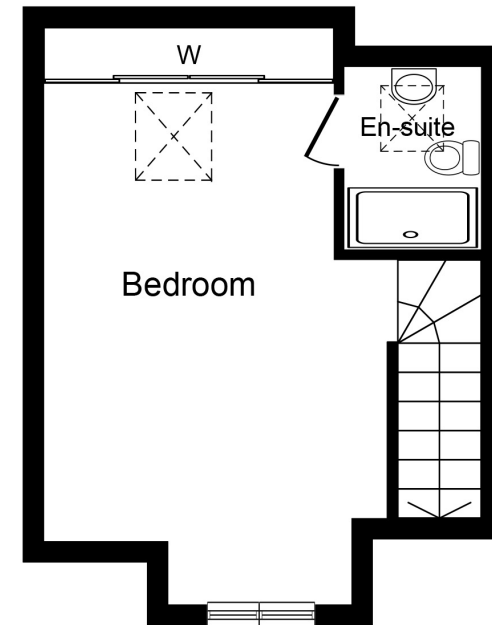
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



**Ground Floor**



**First Floor**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)