

£485,000  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS





## Features

- Spacious 4 Bedroom Semi Detached House
- Favoured Cul De Sac Location
- Entrance Hall & Cloakroom
- Extended Kitchen/Dining Room
- Large Sitting Room
- 4 Double Bedrooms
- En Suite Bathroom & Family Bathroom
- Private South Facing Gardens
- Garage & Home Office
- Driveway Parking & Additional Secure Parking For Caravan Etc

## Summary of Property

This fabulous extended semi detached family home is a rare find indeed. Sitting on a corner plot within this quiet Cul de Sac, the well presented property offers spacious and flexible accommodation. Located within easy reach of local shops, schools, public transport links, parkland and sports facilities, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, extended Kitchen/Dining Room with integrated appliances, Sitting Room, four double Bedrooms and En suite and family Bathrooms. There is a Home Office attached to the property which is accessed externally, along with a carport, Garage, extensive driveway parking, further secure parking and a South facing rear Garden.

# Room Descriptions

**Entrance Hall**  
Entered via UPVC front door. Radiator and engineered Oak flooring. Doors to living area and Cloakroom.

**Cloakroom**  
Fitted with a white suite comprising; vanity unit with inset basin and a concealed cistern low level W.C. Wood effect laminate flooring. UPVC double glazed window to side.

**Kitchen/Dining Room**

**Kitchen Area**  
17' 10" x 7' 11" (5.44m x 2.41m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless sink and drainer with flexi mixer tap and tiled splashbacks .Built in eye level electric oven and six ring gas hob with extractor over. Integrated fridge/freezer, dishwasher and washing machine. Useful pantry cupboard. Heated towel rail and ceramic tiled floor. UPVC double glazed windows to side and rear.

**Dining Area**  
14' 7" x 11' 8" (4.45m x 3.56m)  
Stairs to first floor accommodation with storage cupboard below. Radiator and ceramic tiled floor. UPVC double glazed sliding patio doors to rear. Door to Sitting Room.

**Sitting Room**  
18' 0" x 11' 2" (5.49m x 3.40m)  
Feature fireplace with gas fire inset. Radiator and engineered Oak flooring. Two UPVC double glazed windows to front.

**Landing**  
Airing cupboard housing 'Worcester' combi boiler. Loft access. Doors to all Bedrooms and family Bathroom.

**Bedroom 1**  
11' 5" x 11' 3" (3.48m x 3.43m)  
Built in storage cupboard. Radiator and laminate flooring. UPVC double glazed window to front. Door to En Suite Bathroom.

**En Suite Bathroom**  
8' 2" x 6' 3" (2.49m x 1.91m)  
Fully tiled and fitted with a white suite comprising large bath with mixer tap plus a range of vanity units with inset basin and concealed cistern low level W.C. Wall mounted cabinet with with lighting and shaver point. radiator and wood effect vinyl flooring. UPVC double glazed

window to front.

**Bedroom 2**  
11' 3" x 10' 11" (3.43m x 3.33m)  
Built in wardrobe. Radiator. UPVC double glazed window to rear.

**Bedroom 3**  
11' 5" x 8' 3" (3.48m x 2.51m)  
Built in wardrobe. Radiator and laminate flooring. UPVC double glazed window to rear.

**Bedroom 4**  
9' 9" x 8' 3" (2.97m x 2.51m)  
Built in wardrobe. Radiator and laminate flooring. UPVC double glazed window to front.

**Family Bathroom**  
6' 8" x 6' 5" (2.03m x 1.96m)  
Fully tiled and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen over, plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

**Garage**  
UP and over door to front . Power connected. Door to Home Office.

**Home Office**  
13' 0" x 7' 11" (3.96m x 2.41m)  
Radiator and double glazed window to side. Door opening to side patio.

**Front Garden**  
Laid to a grass frontage with extensive block paved providing parking for several vehicles.

**Rear Garden**  
Fully enclosed by timber panel fencing with gated access to the front. Laid to patio with a raised lawn the manageable garden enjoys privacy and a South facing aspect. The property also benefits additional secure parking which is accessible from the street and the garden.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: E



Floorplan

