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- MODERN SEMI-DETACHED HOUSE
- THREE/FOUR BEDROOMS
- VIEWING ADVISED

- ACCOMMODATION OVER THREE FLOORS
- REAR GARDEN, INTEGRAL GARAGE
- EPC RATING B

## SUMMARY

\*\* MODERN SEMI-DETACHED HOUSE, ACCOMMODATION OVER THREE FLOORS, PLEASANT REAR GARDEN, INTEGRAL GARAGE, GAS CENTRAL HEATING & DOUBLE GLAZING, INTERNAL VIEWING ADVISED, EPC RATING B \*\*

## FULL DESCRIPTION

On only an internal viewing can one fully appreciate the deceptive, living accommodation that this modern semi-detached house has to offer. Situated in a cul-de-sac location on this popular development this well presented property could appeal to a variety of buyers. The well presented accommodation which is over three floors briefly comprises -

Ground floor - an entrance hallway with cloaks/w.c, Bedroom 4/2nd sitting room with French doors to the rear opening to a Juliet Balcony.

Lower ground floor hallway with built in cupboard, cloaks/w.c., sitting room with window and French doors opening to the rear garden, open plan through to a spacious dining kitchen with a modern range of wall and base units, integrated appliances that include an electric oven, gas hob, extractor hood, fridge freezer, dishwasher, washer dryer.

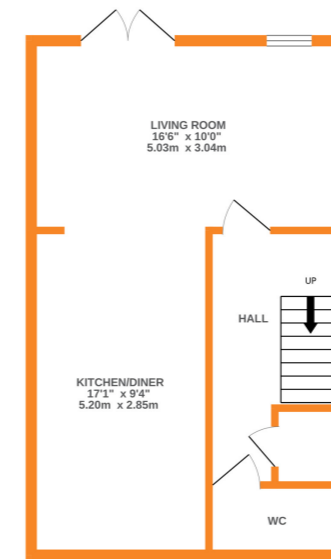
First/upper floor landing with built in cupboard, Bedroom 1 to the front with built in wardrobes and has an en-suite shower room, Bedroom 2 to the rear with fitted wardrobes, Bedroom 3 can be found at the rear and completing the accommodation is a family bathroom comprising of a modern suite with bath, w.c., wash basin.

Gas central heating and double glazing.

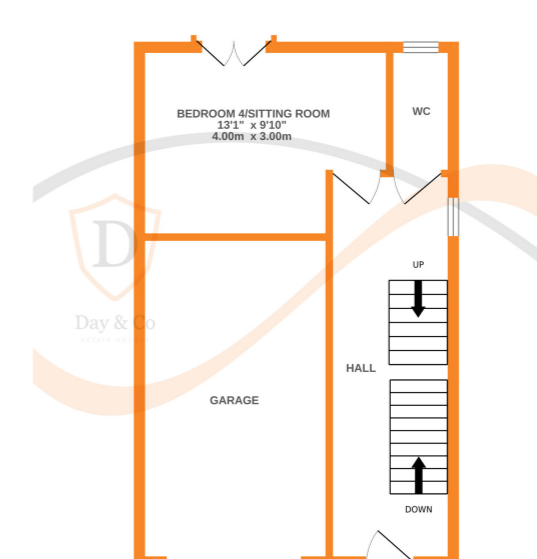
Outside drive leading to an integral garage with up and over door, light and power. To the rear is a pleasant garden with patio, lawn and borders.

EPC Rating B

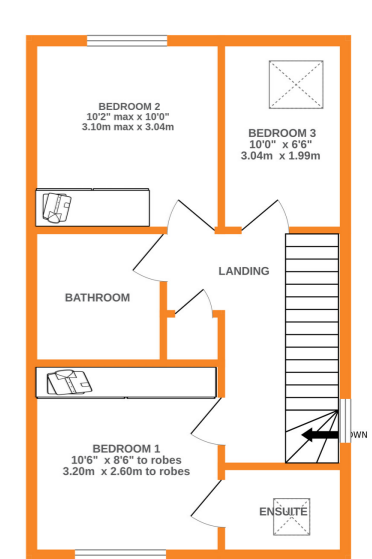
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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