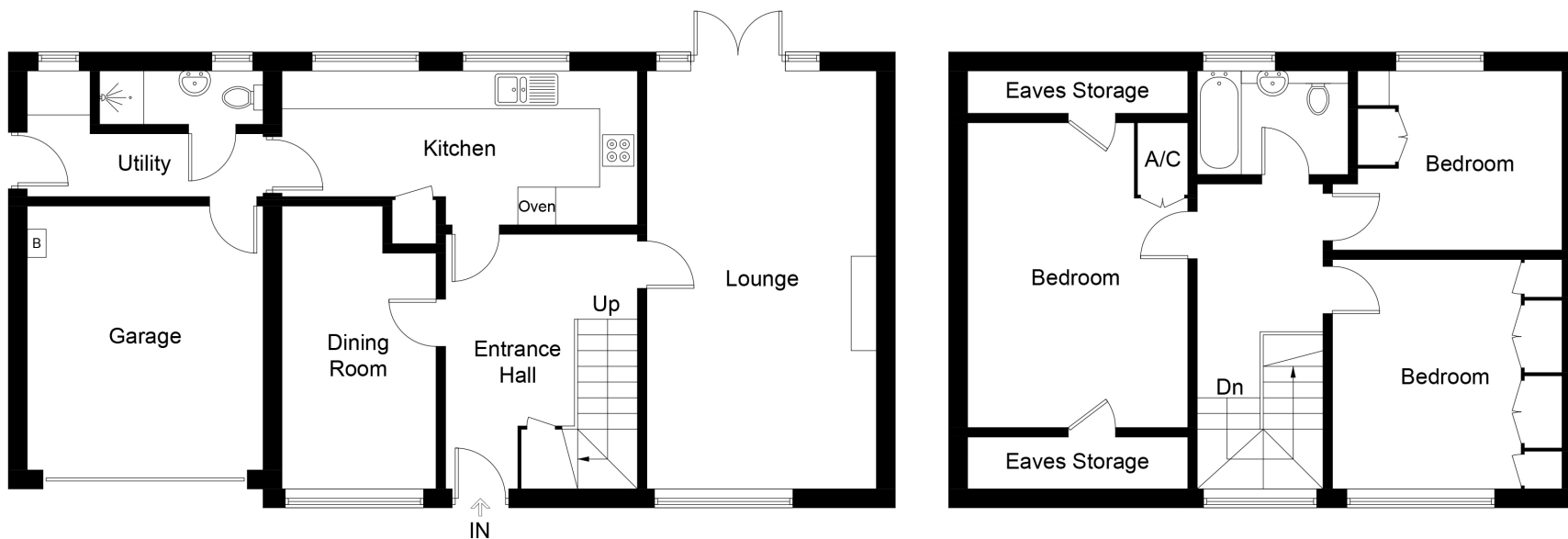




3 Mariners Drive

Approximate Gross Internal Area = 151.9 sq m / 1635 sq ft
(Including Garage / Eaves Storage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

For illustrative purposes only. Not to scale. ID1137613
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



Offered for sale with no onward chain, this superb extended family home sits on a fabulous plot which must be viewed to be appreciated. Centrally located, the property is perfectly placed for access to all of the highly regarded schools, local shops, the mainline train station and nearby parkland. Immaculately presented and deceptively spacious, this well balanced family home briefly comprises; Reception Hall, dual aspect Sitting Room, Dining Room, Kitchen with integrated appliances, Utility Room and Shower Room, three double Bedrooms, En-Suite Shower Room and Family Bathroom. Outside, there are well tended, great sized Gardens to both the front and rear, along with a large Garage and ample driveway parking.



ROOM DESCRIPTIONS

Reception Hall

Entered via composite glazed door. A wonderful welcome to this lovely home. Stairs rising to first floor accommodation with large storage cupboard below. Radiator and quality wood effect flooring. Doors to Sitting Room, Dining Room and Kitchen.

Dining Room

8' 0" x 15' 0" max (2.44m x 4.57m max)
Radiator. Wood effect laminate flooring. UPVC double glazed window to front.

Sitting Room

22' 0" x 11' 11" (6.71m x 3.63m)
Feature fireplace with coal effect gas fire inset. Glorious dual aspect with UPVC double glazed window to front and UPVC double glazed French doors opening on to the rear garden.

Kitchen

18' 2" x 8' 0" (5.54m x 2.44m)
Fitted with a stylish range of wall and base units with square edge wood effect work surfaces over. Inset one and half bowl ceramic sink and drainer with mixer tap and tiled splash backs. Built in electric eye level oven and microwave, electric hob with concealed extractor over. Integral fridge, freezer and dishwasher. Radiator and wood effect laminate flooring. Two UPVC double glazed windows to rear aspect. Door to Utility Room.

Utility Room

11' 11" x 6' 1" (3.63m x 1.85m)
Space and plumbing for washing machine with work surface over. Radiator and quality laminate flooring. UPVC double glazed window to rear. Door to Garage and UPVC double glazed door to Rear Garden. Door to Shower Room.

Shower Room

Tiled and fitted with a white suite comprising; shower enclosure with electric shower, pedestal wash basin and low level W.C. Tiled floor, heated towel rail, extractor and UPVC double glazed window to rear.

Landing

Light, airy and spacious with UPVC double glazed window to front aspect. Loft access with ladders. Doors to all Bedrooms and Family Bathroom.

Principle Bedroom

11' 7" x 10' 0" to wardrobe fronts (3.53m x 3.05m to wardrobe fronts)
An extensive range of fitted furniture. Radiator and UPVC double glazed window to front.

Bedroom 2

15' 11" x 10' 0" (4.85m x 3.05m)
Built in wardrobe. Access to eaves storage. Radiator and UPVC double glazed window to rear.

Bedroom 3

9' 2" x 8' 0" (2.79m x 2.44m)
Built in double wardrobe and chest of drawers. Radiator and UPVC double glazed window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment over plus a range of vanity units incorporating an inset basin and concealed cistern low level W.C. Radiator, tiled floor, extractor and UPVC double glazed window to rear.

Front Garden

An impressive frontage enclosed by fencing and natural hedging with wooden five bar gated access to driveway. An extensive grassed area with mature Silver Birch and Tarmac driveway providing ample off street parking.

Garage

Electric up and over door to front. Wall mounted 'Vaillant' combi boiler. Power connected. Pedestrian door to Utility Room.

Rear Garden

Fully enclosed by timber panel fencing, this delightful garden enjoys a good deal of privacy and a favoured Westerly aspect. This mature and established garden is laid to patio and lawn with evergreen borders, a timber seating arbour and ornamental water feature. Vegetable beds and mature Apple tree, timber shed and outside tap.

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: D

