



Sheldonfield Road, Sheldon

£299,950

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE
- DINING ROOM
- BATHROOM
- LARGER DRIVEWAY
- ENTRANCE HALL
- OPEN PLAN LOUNGE/KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A beautifully presented, extended semi detached house on a desirable road in Sheldon. This stunning home is ready to move into with no works required and is in a superb location near to a good range of shops, facilities and transport links. Comprising entrance hall, lounge, open plan lounge/kitchen and dining room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, larger driveway and pleasant rear garden.

FRONT

Off road parking via a block paved driveway and access to a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to first floor, door to the under stairs storage cupboard, opaque double glazed window to the side, radiator, LVT flooring, power and light points and doors to:-

LOUNGE

9'11 x 12'5 to bay (3.02m x 3.78m to bay)



Double glazed bay window to the front, radiator, power and light points

OPEN PLAN LOUNGE/KITCHEN



KITCHEN AREA

5'6 x 10'11 (1.68m x 3.33m)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over incorporating a ceramic sink/drainage with a mixer tap and laminate splash backs. Fitted electric oven, inset gas hob with an extractor hood over and glass splash back, integrated dishwasher and fridge, space and plumbing for a washing machine and a wall mounted boiler (concealed within a cupboard). Double glazed windows to the rear and side, LVT flooring, power and light points

LOUNGE AREA

11'4 x 12'7 (3.45m x 3.84m)

Radiator, LVT flooring, power and light points and opening onto:-

DINING ROOM

9'11 x 7'8 (3.02m x 2.34m)



UPVC double glazed door to the rear garden,. double glazed windows to the rear and side, sky light, LVT flooring, power and light points

LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

BEDROOM ONE
9'11 x 12'1 (3.02m x 3.68m)



Double glazed bay window to the front, radiator, power and light points

BEDROOM TWO
9'11 x 12'6 to bay (3.02m x 3.81m to bay)



Double glazed half bay window to the rear, radiator, power and light points

BEDROOM THREE
5'4 x 6' (1.63m x 1.83m)

Double glazed window to the front, radiator, power and light points

BATHROOM



Fitted with a shower bath with a bar shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, LVT flooring and ceiling light point

REAR GARDEN



The rear garden is laid to lawn with a patio to the fore. There are shrub borders, fence and hedging to the perimeters and a path leading to the garden shed (which has light and power).

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is FREEHOLD

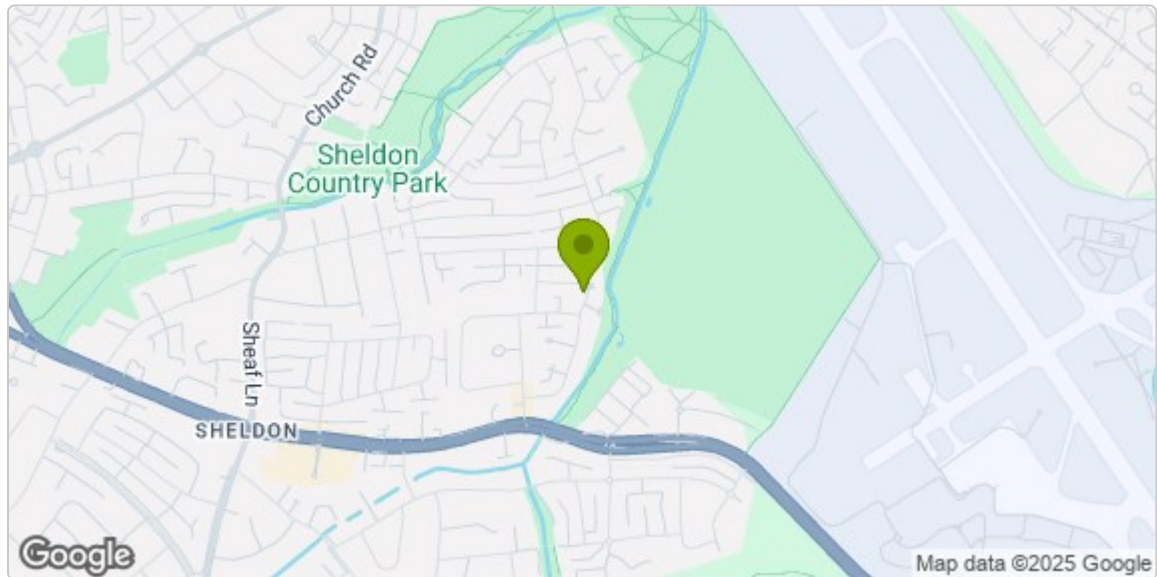
BROADBAND: We understand that the standard broadband download speed at the property is around 29 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 08/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 08/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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Council Tax Band: C

