



7 Cookson Close, Telford, TF2 8SZ

Price £375,000

We are excited to offer this larger than average four bedroom detached house which occupies a great location within this established area of Muxton. Key benefits include a large kitchen diner, two additional reception rooms, four generous bedrooms and an integral garage.

Hallway

Entering through a black UPVC doorway into a hallway with wooden flooring and giving access to all ground floor accommodation and staircase, with under stairs storage.

WC

Wooden flooring continues through, white low level flush WC and sink with tiled splashback.

Lounge

Generous sized living room with large bay UPVC window overlooking the front of the property, cream carpeted, two radiators, white wood effect double doors through to the dining room.

Kitchen Diner

Modern cream high gloss wall and base units covered by laminate wood effect countertops, integrated NEFF double oven and hob with overhead extractor, garden facing window over integrated one and a half sink and drainer, plumbing for further appliances, tiled floor dining area with French doors to rear garden and patio.

Utility

Gloss units and countertops to match the kitchen, integrated appliances with plumbing for additional appliances, access to the garden via side door.

Dining Room

Cozy room off the lounge with views to the back garden through a large UPVC window.

Landing

Spacious area leading to all bedrooms and family bathroom, airing cupboard and loft access.

Master Bedroom

A front elevation, high-ceilinged double room with en-suite, UPVC window, radiator.

En-Suite

White low level flush WC and sink, tiled shower cubicle with chrome shower, radiator and window.

Bedroom Two

Good size double room, front facing UPVC window, radiator.

Bedroom Three

Rear elevation double room with large UPVC window, radiator.

Bedroom Four

Rear elevation single room, UPVC window, radiator.

Bathroom

Generous size bathroom with partially tiled walls and laminate flooring, white low level flush WC, sink and bath.

Garden

Enclosed rear garden with patio area, small grass area at the front.

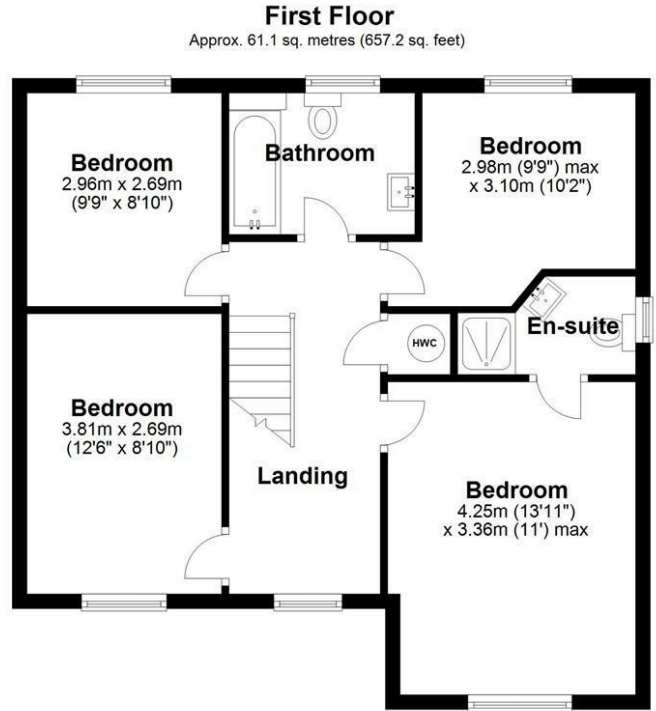
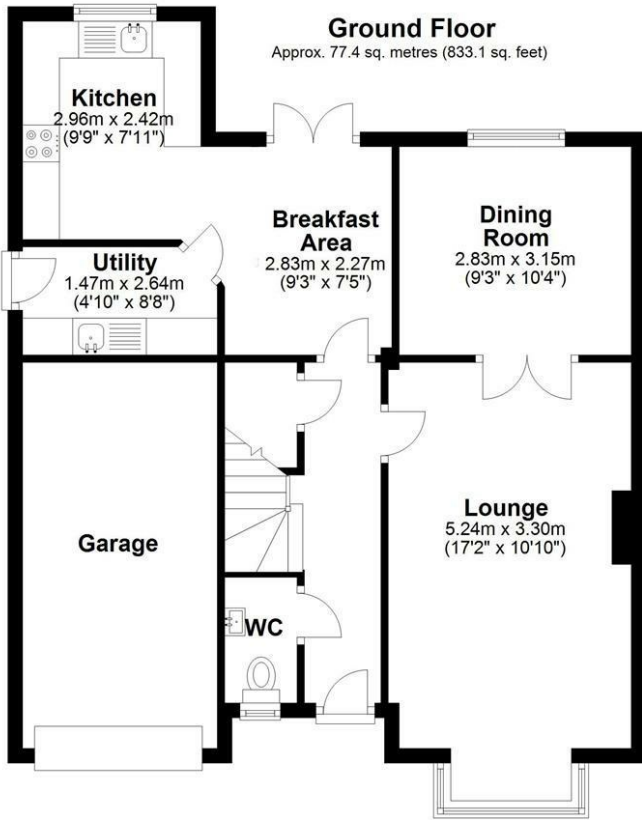
Driveway

Paved driveway with space for two cars.

Garage

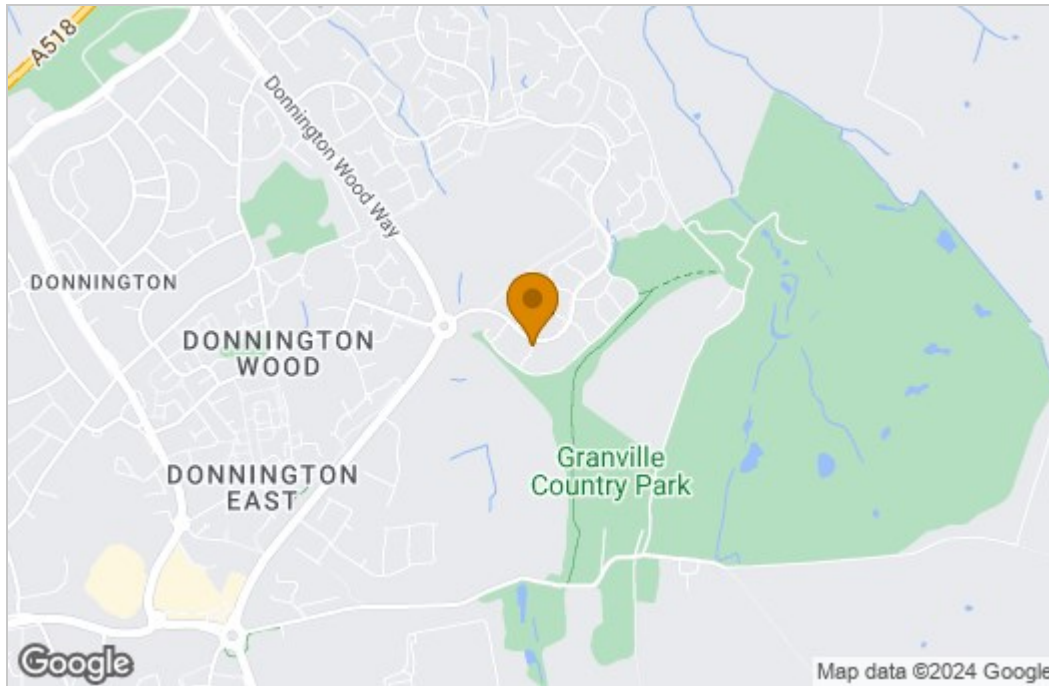
Single garage with plenty of storage inside.

Floor Plan



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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