



## **9 Grasmere Close, Telford, TF2 9RP**

**Price £343,000**

Deceivingly spacious, this three-bedroom bungalow occupies an envious end spot on Grasmere Close, with views over to Hangman's Pool. Having been well looked after, the property is immaculately presented with well-maintained outdoor space. Being offered for sale with NO UPWARD CHAIN, this property is not to be missed.



### **Porch**

Entering into a decent sized entrance hall, with an internal panel glazed doorway leading through to the main living accommodation.

### **Kitchen**

The kitchen comprises fitted wooden wall and base units, Bosch oven, hob and extractor hood, plumbing and space for appliances under worksurfaces, large stainless steel sink drainer, and a breakfast bar area which partitions the room.

### **Dining Area**

A spacious entertaining area, containing two storage cupboards, access to the conservatory and other living accommodation.

### **Lounge**

High-ceiled large living room at the centre of the property, featuring a gas fireplace with mantle surround and two further radiators. Two UPVC double glazed windows and sliding glass doors to the opposite end of the room allow in plenty of natural light. TV and telephone point.

### **Conservatory**



Bright and airy part-brick built conservatory, with large UPVC double glazed windows and French doors leading to the rear garden.

### **Master Bedroom**

Spacious front elevation double bedroom, featuring built-in wardrobes with sliding mirrored doors, central light fitting, radiator, large UPVC window and an en-suite.

### **En-Suite**

Good-size en-suite shower room with a low-level flush WC, pedestal basin and shower cubicle. Partial tiled walls, frosted UPVC window, central light fitting and radiator.

### **Bedroom Two**

Rear elevation double bedroom, with built-in wardrobes, central light fitting, UPVC window and radiator.

### **Bedroom Three**

Rear elevation single bedroom, central light fitting, UPVC window and radiator.

### **Shower Room**

Generous shower room, with a good-sized shower cubicle, low-level flush WC and pedestal basin. Part-tiled walls, UPVC double glazed frosted window, central light fitting, and storage cupboard.

### **Outside**



Great outdoor space, with a private rear garden featuring upper and lower-level lawns, staggered shrubbery, paved and patio areas. An outdoor tap and side access from the front of the property to the rear. To the front, a large, paved driveway allowing parking for multiple cars, and a double garage.

### **Agent Notes**

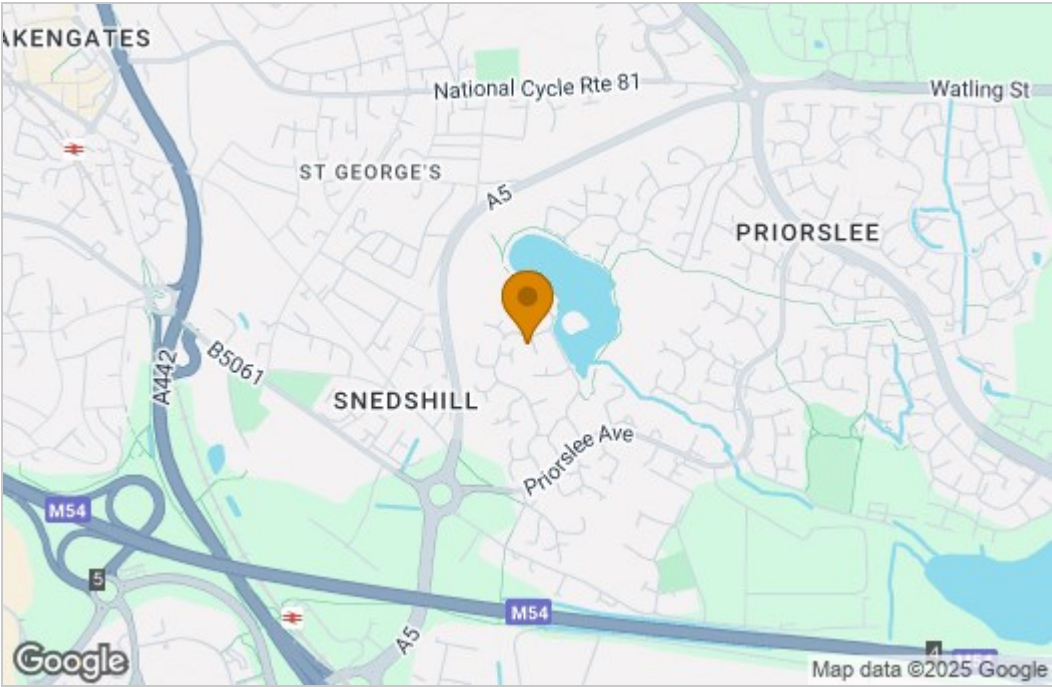
It is worthy of note that the property is being sold with no onward chain.

Floor Plan

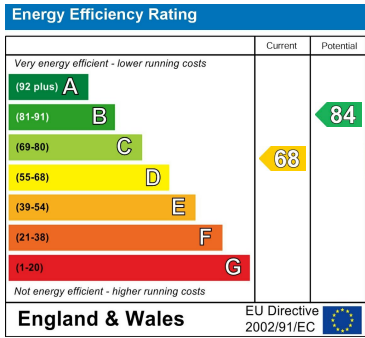


Total area: approx. 124.5 sq. metres (1339.6 sq. feet)

Area Map



Energy Efficiency Graph



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