



Dordon Road  
Dordon  
£325,000

\*\*\* SPACIOUS 3/4 BEDROOM TRADITIONAL DETACHED - 3 RECEPTION ROOMS – SOLAR PANELS \*\*\*. For sale with MARK WEBSTER estate agents is this nicely situated family home briefly comprising: Sitting room, dining room, ground floor bedroom 4, kitchen, rear lounge, three first floor bedrooms, refitted bathroom, driveway and a good sized rear garden. Viewing is essential.

## ENTRANCE HALL

Having an opaque double glazed entrance door, double panelled radiator, stairs leading off to the first floor landing and doors to...

## FRONT SITTING ROOM

10' 10" x 10' 5" (3.3m x 3.18m)

Double glazed bow window to front aspect and a single panelled radiator.

## DINING ROOM

16' 8" x 11' 9" (5.08m x 3.58m)

Opaque double glazed window to side aspect, laminated wooden effect flooring, open plan through to the kitchen, door to the ground floor bedroom and a further door to the WC.

## GUEST WC

Opaque double glazed window to side aspect, low level WC with a combined cistern wash basin, wall mounted Baxi combination central heating boiler.

## GROUND FLOOR BEDROOM 4

21' 3" x 7' 8" (6.48m x 2.34m)

A flexible room having a double glazed window to front aspect and a single panelled radiator.

## KITCHEN

15' 8" x 7' 6" (4.78m x 2.29m)

Double glazed window to rear aspect, tiled floor, range of fitted base and eye level units, eye level stainless steel double oven, space and plumbing for a washing machine and dishwasher, roll edge work surfaces, 5 ring gas hob with a stainless steel extractor hood above, ceramic sink, tiled splash back areas and a door to the lounge.

## LOUNGE

16' 7" x 11' 8" (5.05m x 3.56m)

Double glazed French doors leading out to the rear garden, two double glazed windows to rear aspect, single and double panelled radiators.

## FIRST FLOOR LANDING

Access to the roof storage space, opaque double glazed window to side aspect, single panelled radiator and doors leading off to...





### BEDROOM ONE

13' 5" x 11' 0" (4.09m x 3.35m)

Two double glazed windows to front aspect, single panelled radiator and a feature cast iron fireplace.

### BEDROOM TWO

11' 10" x 8' 8" (3.61m x 2.64m)

Double glazed window to rear aspect, single panelled radiator and a feature cast iron fireplace.

### BEDROOM THREE

13' 0" x 7' 5" (3.96m x 2.26m)

Double glazed window to side aspect and a single panelled radiator.

### REFITTED BATHROOM

11' 9" x 4' 3" (3.58m x 1.3m)

Opaque double glazed window to side aspect, black towel radiator, low level WC, wash basin with useful vanity storage beneath, shower bath with a Mira electric shower over, concrete effect panelled splash back areas, shower screen and recessed LED ceiling down lights.

### TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking. The rear garden is a good size having a patio area, good sized lawn and planted borders.

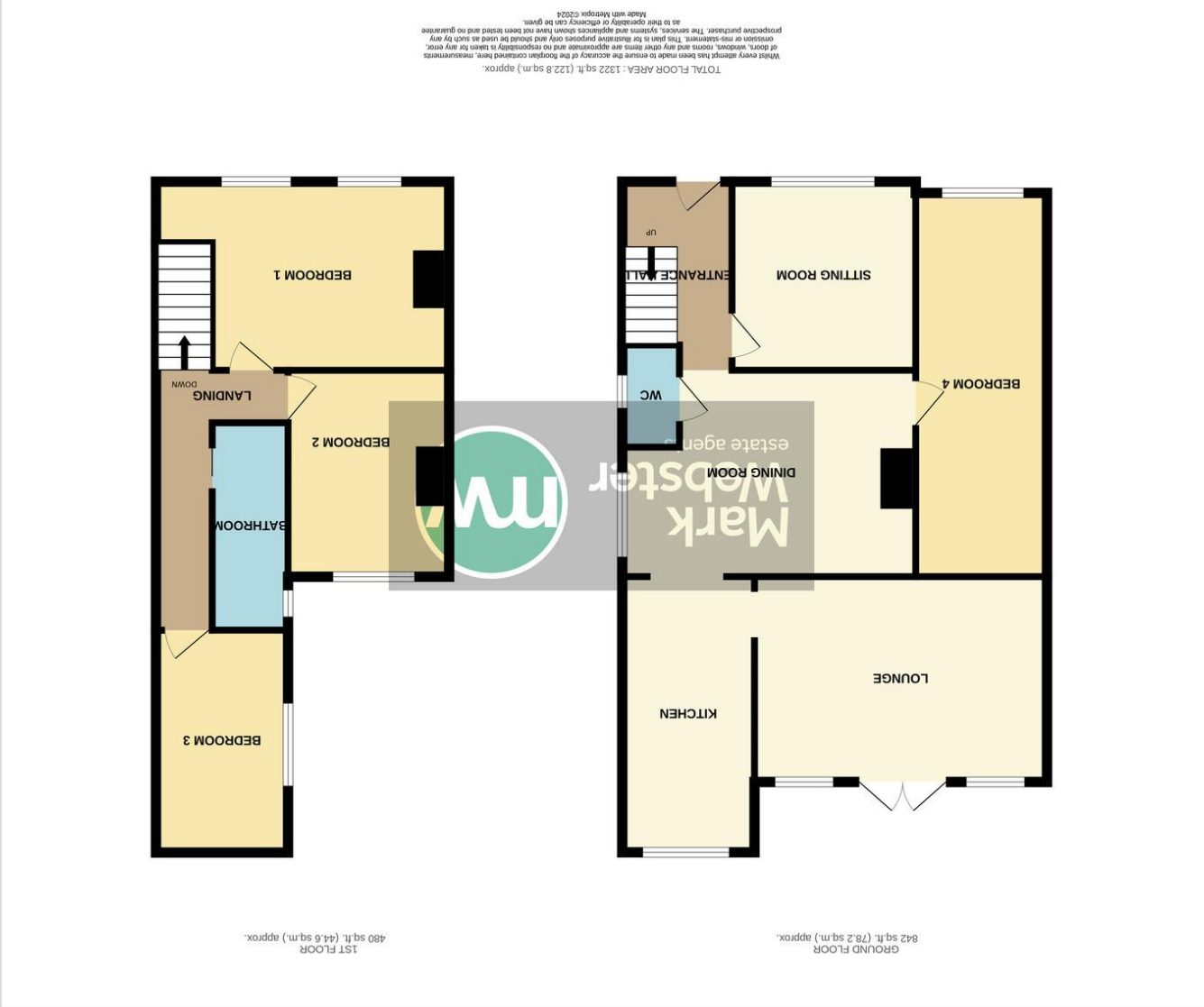
**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).





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