

Mark
Webster
estate agents



Coronation Avenue
Polesworth
£249,950

*** EXTENDED FAMILY HOME - GOOD SIZED REAR GARDEN - DRIVEWAY ***.
For sale with MARK WEBSTER estate agents is this spacious semi-detached property that has been extended to the side briefly comprising: Lounge, dining room, conservatory, extended kitchen, guest WC, three good sized bedrooms, large bathroom and a good sized rear garden. Viewing is essential.

OPEN PLAN RECEPTION HALL

12' 4" x 5' 9" (3.76m x 1.75m)

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, laminated wooden effect flooring, opaque double glazed window to side aspect and open plan through to the lounge.

LOUNGE

12' 3" x 12' 3" (3.73m x 3.73m)

Double glazed bay window to front aspect, double panelled radiator, laminated wooden effect flooring, feature fireplace and an arched opening leading to...

DINING ROOM

12' 3" x 8' 9" plus recess (3.73m x 2.67m)

Laminated wooden effect flooring, double panelled radiator, useful recess being ideal for a desk area, door to the kitchen and double glazed French doors to the conservatory.

CONSERVATORY

12' 8" x 9' 2" (3.86m x 2.79m)

Having double glazed windows, combined ceiling light and fan, double glazed French doors leading out to the rear garden.

EXTENDED KITCHEN

12' 7" x 12' 3" maximum (3.84m x 3.73m)

(8'10" minimum length) Double glazed window to rear aspect, recessed LED ceiling down lights, under stars recess, double glazed door leading out to the rear garden, single panelled radiator, range of painted kitchen units, quartz effect square edge work surfaces, inset stainless steel low level double oven, electric hob with a stainless steel extractor hood above, space and plumbing for a washing machine, tiled splash back areas.

INNER LOBBY AREA

Having a tiled floor and a door to...

GUEST WC

4' 3" x 2' 8" (1.3m x 0.81m)

Tiled floor, low level WC, wash basin with a tiled splash back.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard that also houses the Baxi central heating boiler and further doors leading off to...



BEDROOM ONE

14' 1" x 9' 9" (4.29m x 2.97m)

Double glazed window to front aspect, double panelled radiator, range of fitted bedroom furniture.

BEDROOM TWO

15' 5" x 7' 4" maximum (4.7m x 2.24m)

Double glazed window to rear aspect, single panelled radiator and a fitted double wardrobe.

BEDROOM THREE

10' 8" x 8' 4" maximum (3.25m x 2.54m)

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

BATHROOM

16' 7" x 5' 8" (5.05m x 1.73m)

Opaque double glazed windows to front and side aspects, single panelled radiator, low level WC, bidet, bath, tiled shower cubicle having an electric shower, tiled walls.

TO THE EXTERIOR

To the front of the property there is a double width driveway providing off road parking with side gated access leading to the rear garden. The rear garden is an excellent size having a decked patio, slate chipped area, lawn, well established borders and a rear storage shed.

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 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 B. (This information is provided from the Council Tax Valuation List Website).

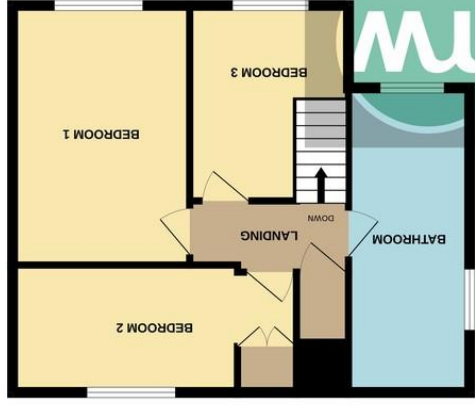
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GROUND FLOOR approx. 620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR approx. 466 sq.ft. (45.2 sq.m.) approx.

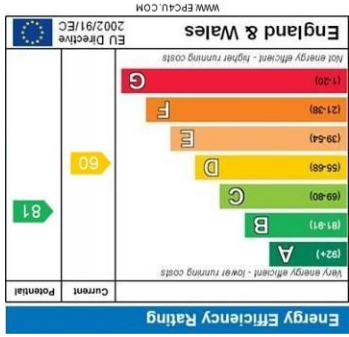
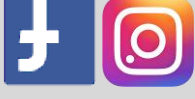


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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