



Falna Crescent  
Coton Green  
£295,000

\*\*\* WHAT A GREAT SPOT !!!! ~ CONVERTED GARAGE ~ EXTENDED & REFITTED KITCHEN ~ PRIVATE REAR GARDEN \*\*\*. For sale with MARK WEBSTER estate agents is this very well cared for semi-detached family home briefly comprising: Lounge/diner, conservatory, extended kitchen, utility room with guest WC, three double bedrooms and a good sized family bathroom. Viewing is considered essential.



## RECEPTION HALL

Having an opaque double glazed entrance door with double glazed side windows, double panelled radiator, laminated wooden effect flooring, stairs leading off to the first floor landing, door to the converted garage and a further door to the lounge/diner.

## LOUNGE/DINER

22' 0" x 11' 4" (6.71m x 3.45m)

Double glazed bow window to front aspect, feature fireplace having an inset coal effect gas fire, double panelled radiator, door to the kitchen and double glazed sliding patio style doors leading to...

## CONSERVATORY

10' 6" x 7' 5" (3.2m x 2.26m)

Having double glazed windows, tiled floor and double glazed sliding doors leading out to the rear garden.

## EXTENDED KITCHEN

14' 4" x 9' 0" (4.37m x 2.74m)

Double glazed window to rear aspect, opaque double glazed side entrance door, laminated wooden effect flooring, wide range of high gloss style kitchen units, white granite effect square edge work surfaces, space for a fridge freezer, space and plumbing for a dishwasher, low level double oven, electric hob with an extractor hood above, breakfast bar area, silver panelled splash backs and access to the utility area.

## UTILITY AREA

7' 3" x 4' 3" (2.21m x 1.3m)

Laminated wooden effect flooring, space and plumbing for a washing machine, tall larder style unit, eye level cupboard housing the Glow Worm central heating boiler, door to the converted garage and a further door to the guest WC.

## GUEST WC

3' 4" x 3' 2" (1.02m x 0.97m)

Single panelled radiator, laminated wooden effect flooring, low level WC, corner pedestal wash hand basin, tiled splash back area.

## CONVERTED GARAGE/STUDY

11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed window to front aspect, recessed LED ceiling down lights, double panelled radiator and a door to the reception hall.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect and doors leading off to...



### BEDROOM ONE

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to front aspect, single panelled radiator, door to the airing cupboard, fitted wardrobes with sliding mirrored doors.

### BEDROOM TWO

12' 2" x 9' 7" maximum (3.71m x 2.92m)

Double glazed window to rear aspect, single panelled radiator and fitted wardrobes with mirrored sliding doors.

### BEDROOM THREE

12' 1" x 7' 9" (3.68m x 2.36m)

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

### SPACIOUS BATHROOM

10' 5" x 6' 4" (3.18m x 1.93m)

Opaque double glazed windows to rear and side aspects, chrome towel radiator, recessed LED ceiling down lights, double panelled radiator, low level WC, wash basin with useful vanity storage beneath, tiled splash back areas, panelled bath with an electric shower over, tiled splash back areas.

### TO THE EXTERIOR

There is a small garden to the front and a driveway providing off road parking with side gated access to the rear garden. The rear garden has a degree of privacy with a paved patio, well cared for lawn, attractive planted borders and a timber 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 C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



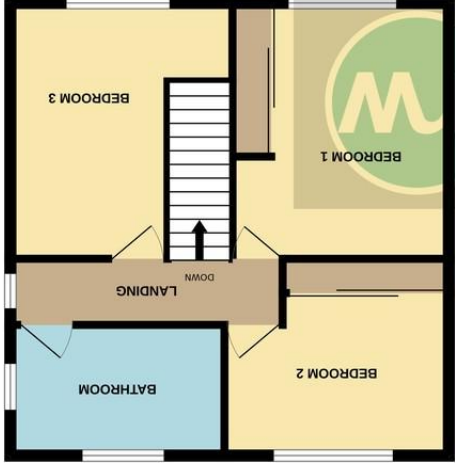
Floorplan

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



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1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



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