



## Heather Road, Knighton Fields

Offers Over £250,000

A RECENTLY REFURBISHED (2024) modern style semi-detached home in a great location offering comfortable and modern living.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







### **Entrance Hall**

With window to the side elevation, stairs to first floor, storage cupboard, vinyl floor, radiator.

### **Reception Room One/Bedroom Four**

12' 0" x 10' 6" (3.66m x 3.20m)

With double glazed window to the front elevation, radiator.

### **Kitchen**

11' 3" x 10' 5" (3.43m x 3.18m)

With double glazed window to the rear elevation, door to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and electric hob, wall mounted boiler, space for fridge, pantry, storage cupboard with plumbing for washing machine, radiator.



### **Reception Room Two**

12' 10" x 12' 0" (3.91m x 3.66m)

With patio doors to the rear elevation, radiator.

### **First Floor Landing**

With window to the side elevation, loft access with pull down ladder.

### **Bedroom One**

12' 0" x 11' 9" (3.66m x 3.58m)

Measurement into wardrobes. With double glazed window to the front elevation, fitted wardrobes, radiator.

### **Bedroom Two**

11' 7" x 10' 0" (3.53m x 3.05m)

Measurement into wardrobes. With double glazed window to the front elevation, radiator.

### **Bedroom Three**

9' 1" x 8' 9" (2.77m x 2.67m)

With double glazed window to the front elevation, wardrobe, radiator.

### **Bathroom**

7' 3" x 6' 9" (2.21m x 2.06m)

With double glazed window to the rear elevation, bath with electric shower over, pedestal wash hand basin, low-level WC, tiled walls, tiled floor, inset ceiling spotlights, extractor fan, heated chrome towel rail.

### **Front Garden**

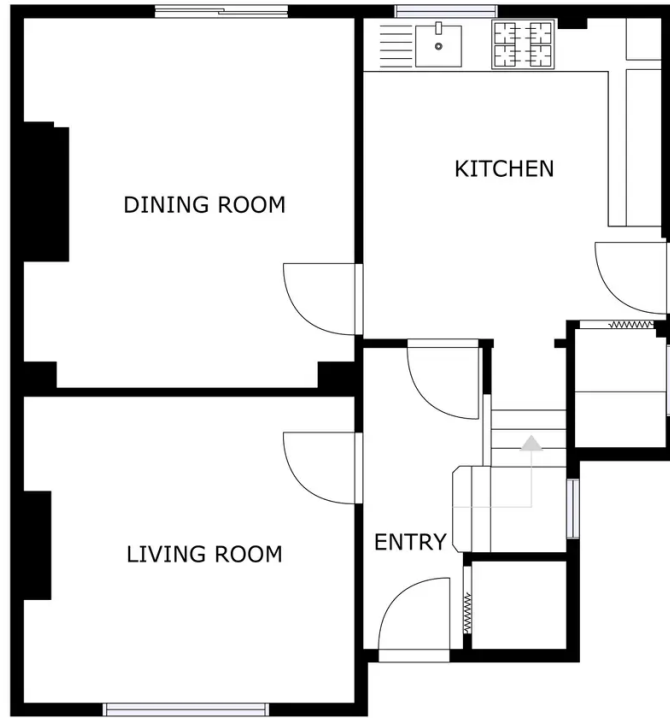
Lawn front garden with block paved area.

### **Rear Garden**

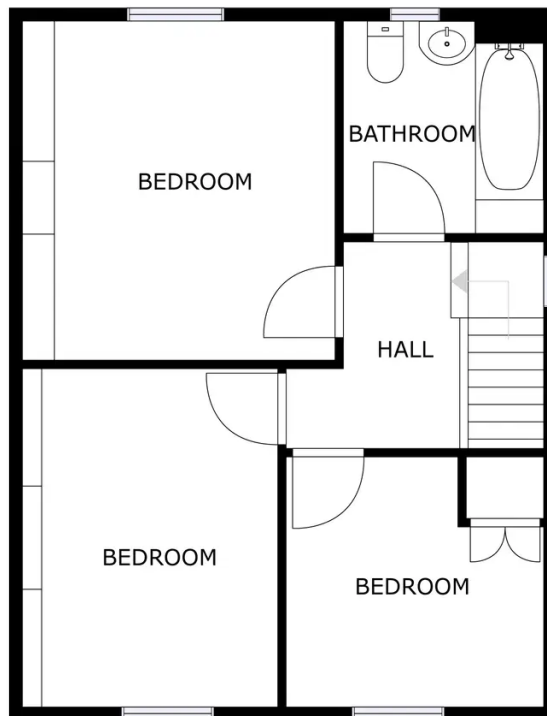
Paved patio area leading to lawn, fencing and hedging to perimeter, side access.

### **Driveway**

With motion sensor lighting to the front and back.



FLOOR 1



FLOOR 2



**We'll keep you moving...**



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