

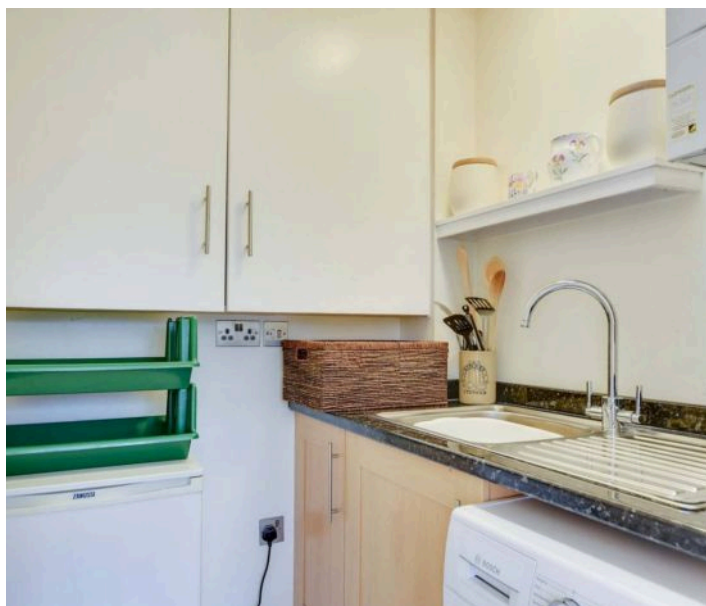
## Shirley Avenue, Stoneygate

£450,000

An INDIVIDUALLY BUILT three bedroom detached property being 16 YEARS OLD retaining a MODERN style throughout with a mature rear garden having a south westerly aspect. No Upward Chain.







#### **Entrance Lobby**

With tiled floor, alarm panel, radiator, internal door to entrance hall.

#### **Entrance Hall**

With double glazed window to the side elevation, stairs to first floor, under stairs storage cupboard, tiled floor, two radiators.

#### **Sitting Room** 16' 2" x 11' 0" (4.93m x 3.35m)

Measurement into bay window. With double glazed bay window to the front elevation, wooden floor, two radiators.

#### **Ground Floor WC** 6' 6" x 3' 4" (1.98m x 1.02m)

With low-level WC, pedestal wash hand basin, extractor fan, tiled floor, radiator.

#### **Bedroom Three/Study** 8' 9" x 6' 8" (2.67m x 2.03m)

With double glazed window to the side elevation, radiator.

#### **Kitchen/Dining Room** 17' 8" x 10' 0" (5.38m x 3.05m)

Measurement narrowing to 8'8". With double glazed French doors to the rear elevation, double glazed window to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in Bosch oven and hob with stainless steel chimney hood over, built-in fridge freezer, built-in Bosch dishwasher, display cabinet, tiled floor, radiator.



#### **Utility Room 5' 4" x 5' 4" (1.63m x 1.63m)**

With stainless steel sink and drainer unit, wall and base unit with work surface over, plumbing for washing machine, sun tunnel, tiled floor, wall mounted boiler, radiator.

#### **First Floor Landing**

With skylight window to the side elevation, recess shelving area, radiator.

#### **Bedroom One 12' 7" x 11' 1" (3.84m x 3.38m)**

Measurement plus integral custom built wardrobe space. With double glazed window to the rear elevation, built-in wardrobes, radiator.

#### **En-Suite Shower Room 6' 9" x 4' 0" (2.06m x 1.22m)**

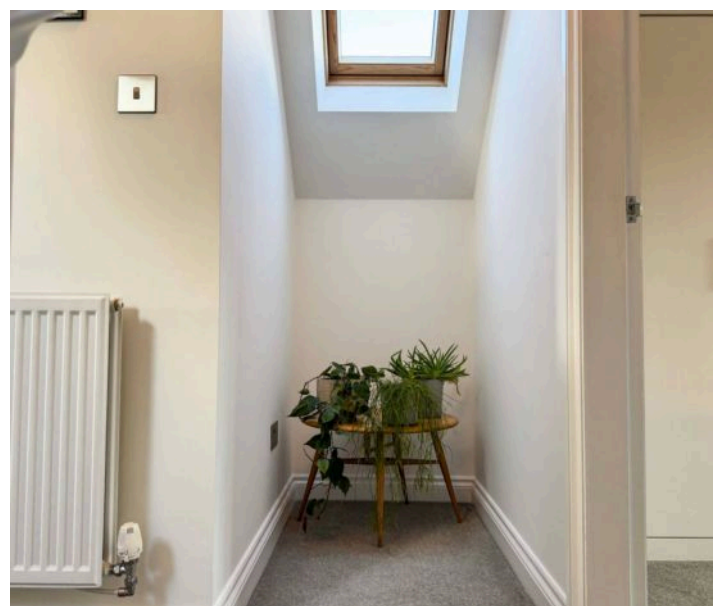
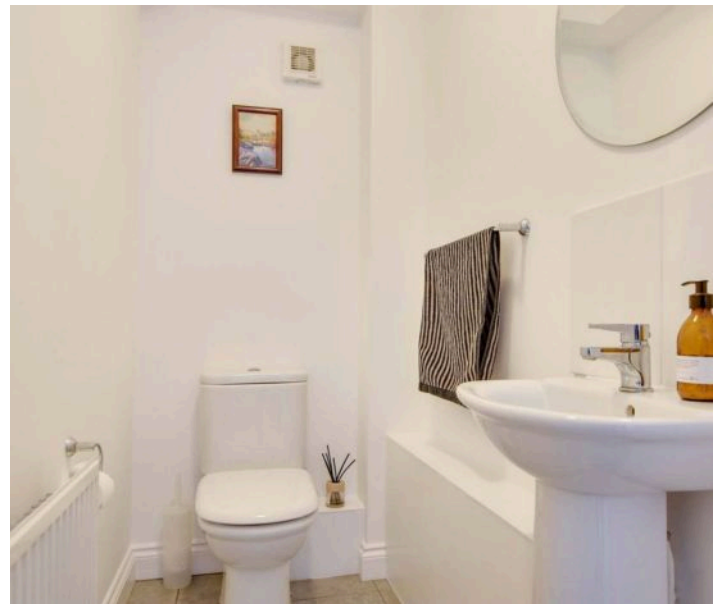
With double glazed skylight window to the side elevation, tiled shower cubicle with shower, pedestal wash hand basin, low-level WC, part tiled walls, mirrored cabinet, vinyl floor, heated towel rail.

#### **Bedroom Two 11' 10" x 11' 0" (3.61m x 3.35m)**

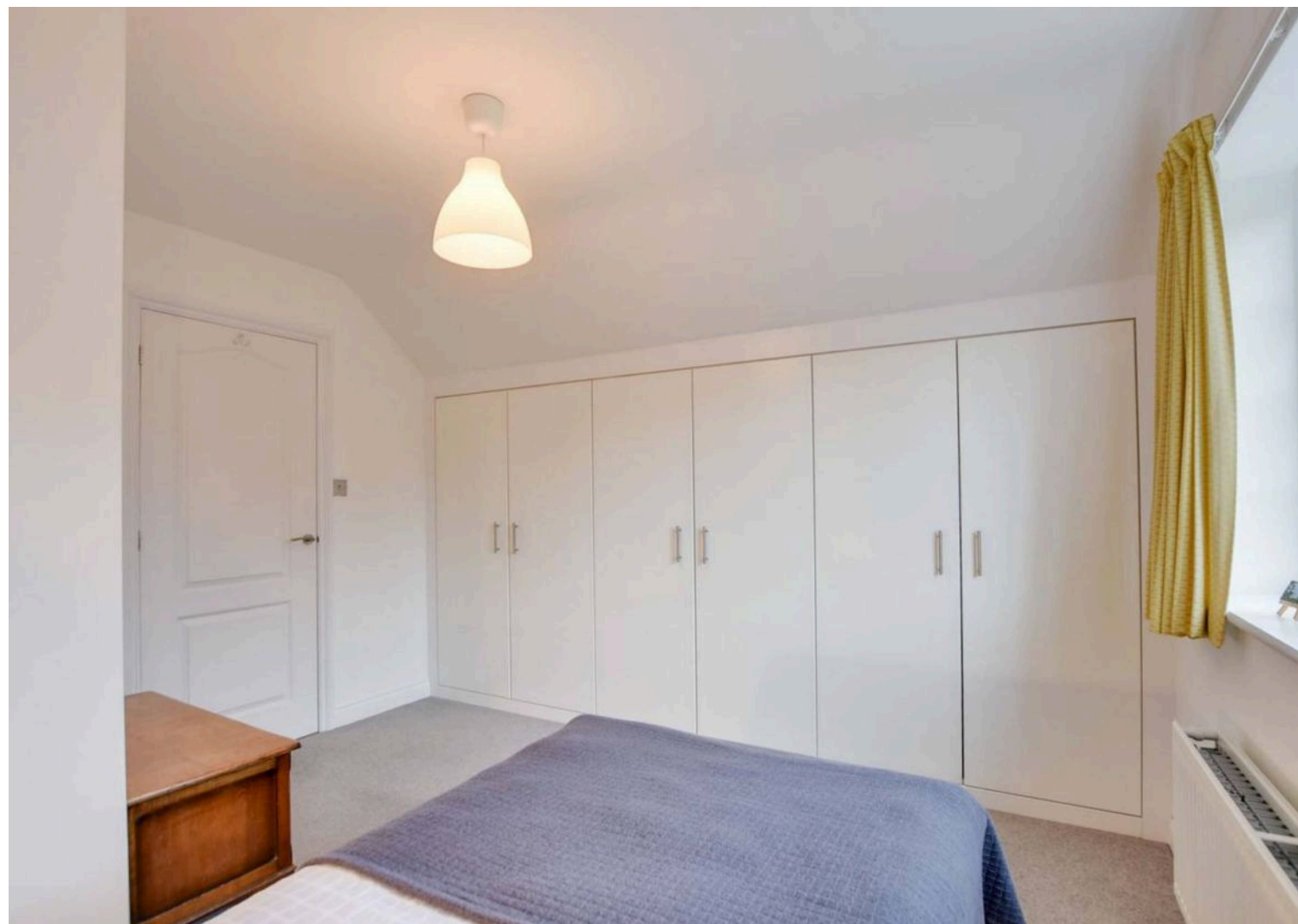
Measurement narrowing to 7'4", plus wardrobe space. With double glazed window to the front elevation, integral custom built wardrobes, radiator.

#### **Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)**

With double glazed skylight window to the side elevation, bath, pedestal wash hand basin, low-level WC, shaver point, vinyl floor, heated towel rail.















### **Front Garden**

Paved frontage with two parking spaces and flowerbeds, side access to rear garden.

### **Rear Garden**

Mature established rear garden with a south westerly aspect, paved patio, outside lighting, outside tap, lawn area, flowerbeds and shrubs including a mature fern and olive tree, vegetable plot to rear, shed, fencing to perimeter, gate to side access.

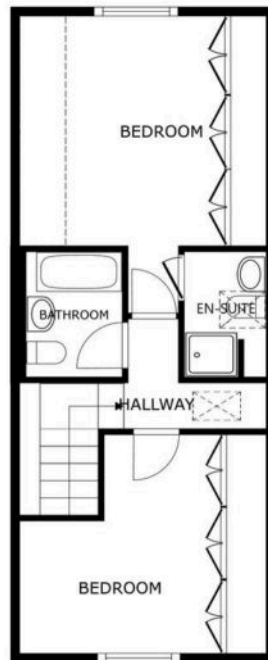
### **Driveway**

2 Vehicles.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

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