



Ferndale Road, West Knighton

Offers in Excess of £340,000

An EXTENDED semi-detached family home enjoying a through lounge, extended fitted dining kitchen with built-in appliances and ground floor WC along with THREE FIRST FLOOR BEDROOMS. Outside enjoys off road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Hall

Presented with wooden parquet flooring, uPVC double glazed window to the side elevation, stairs to first floor, radiator.

Ground Floor WC

With low-level WC, wash hand basin, part tiled walls.

Through Lounge 27' 2" x 11' 7" (8.28m x 3.53m)

Measurement into bay window, narrowing to 10'6". With uPVC double glazed bay window to the front elevation allowing ample natural light, spotlights, TV point, two radiators, uPVC double glazed French doors leading to:

L-Shaped Fitted Dining Kitchen 17' 10" x 11' 10" (5.44m x 3.61m)

Measurement also 9'5" x 7'5". With uPVC double glazed windows to the rear and side elevations, double glazed French doors to rear garden, two skylight windows, a range of wall and base units with work surfaces over, sink, drainer and mixer tap, part tiled walls, tiled floor, inset gas hob and double oven, extractor hood, glazed splashback, integrated washing machine, integrated dishwasher, space for fridge freezer, spotlights.



First Floor Landing

With uPVC double glazed window to the front elevation.

Bedroom One 11' 5" x 9' 10" (3.48m x 3.00m)

With uPVC double glazed window to the front elevation, built-in sliding door mirrored wardrobes, spotlights, radiator.

Bedroom Two 12' 6" x 8' 7" (3.81m x 2.62m)

With uPVC double glazed window to the rear elevation, built-in sliding door mirrored wardrobes, spotlights, radiator.

Bedroom Three 6' 7" x 6' 1" (2.01m x 1.85m)

With uPVC double glazed window to the rear elevation, wood effect laminate floor, built-in wardrobes, radiator.

Bathroom 7' 6" x 6' 5" (2.29m x 1.96m)

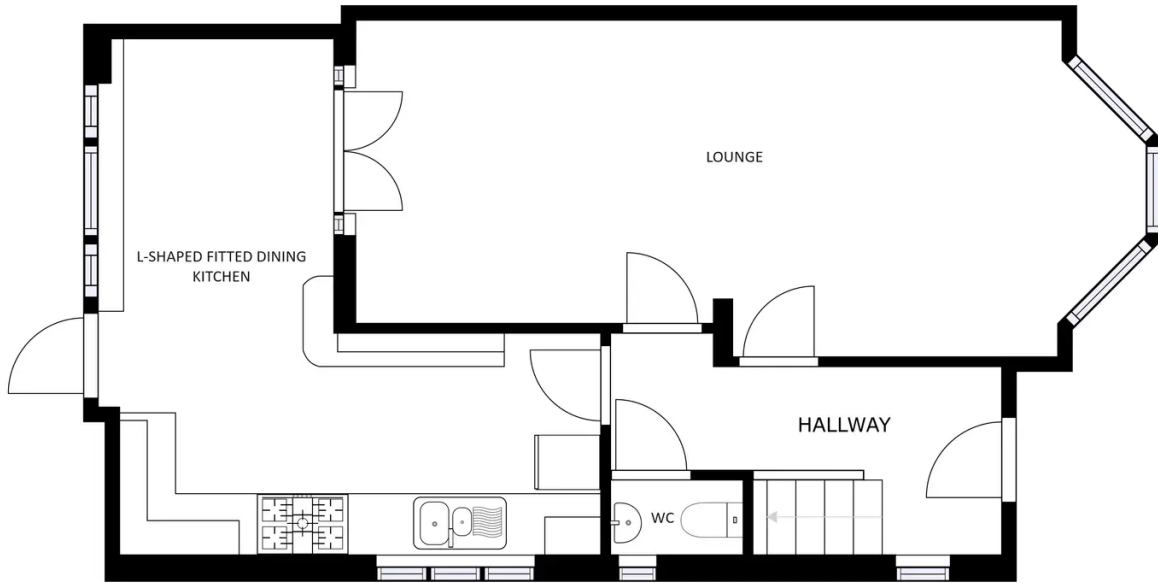
With uPVC double glazed window to the rear elevation, corner bath with shower over, low-level WC, wash hand basin, tiled walls, tiled floor, spotlights, chrome ladder style towel rail/radiator.

Garden

With lawn, paved area, paved pathway, flowerbeds and shrubs, fencing to perimeter, brick built garage.

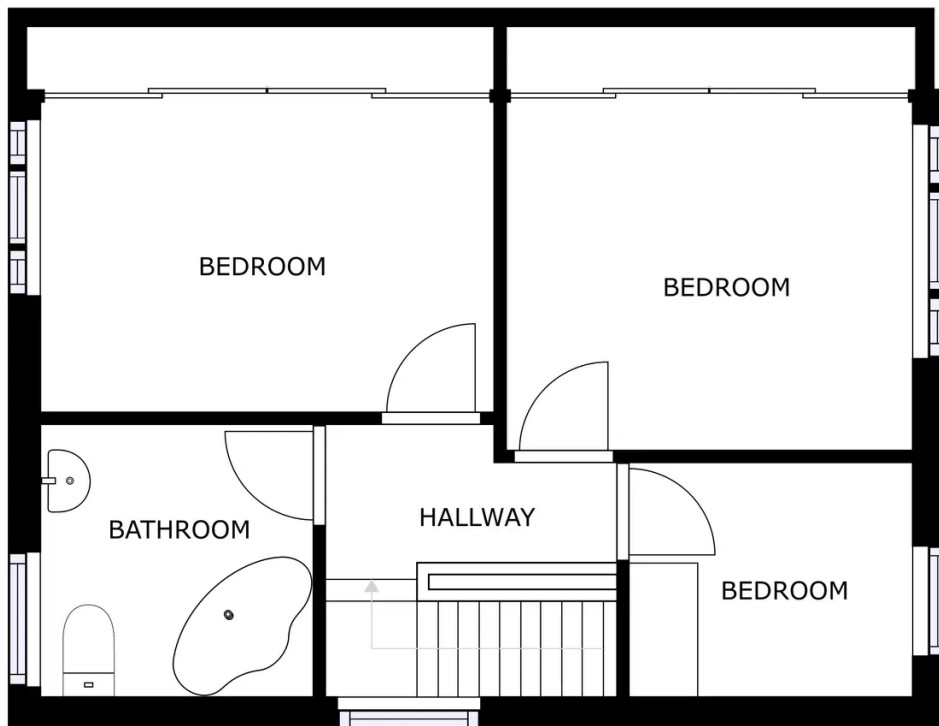
Driveway

Block paved driveway providing off road parking for two vehicles.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 60.67 m², FLOOR 2: 45.94 m²
 TOTAL: 106.61 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 60.67 m², FLOOR 2: 45.94 m²
 TOTAL: 106.61 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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