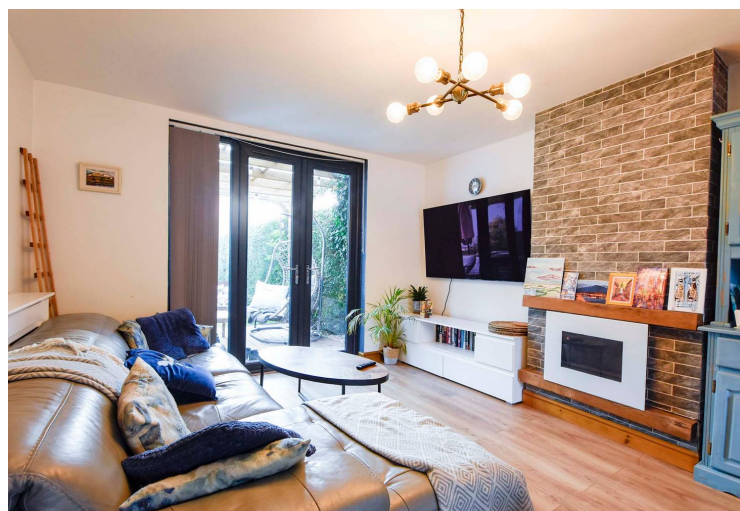
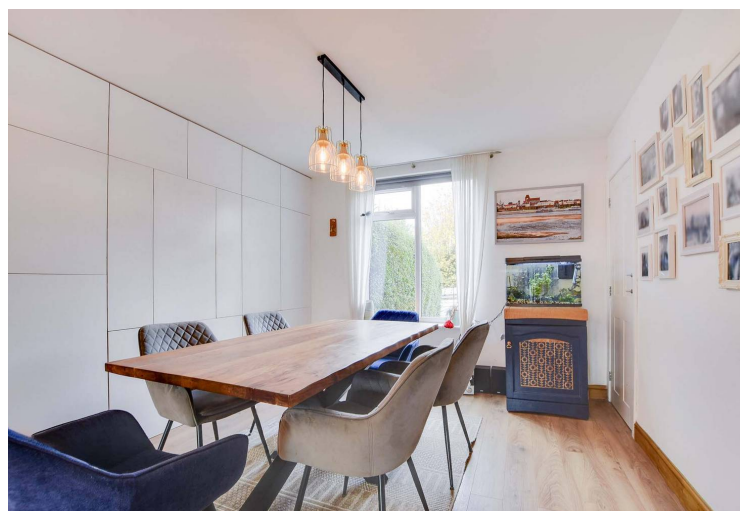




Park Hill Drive, Aylestone

£320,000

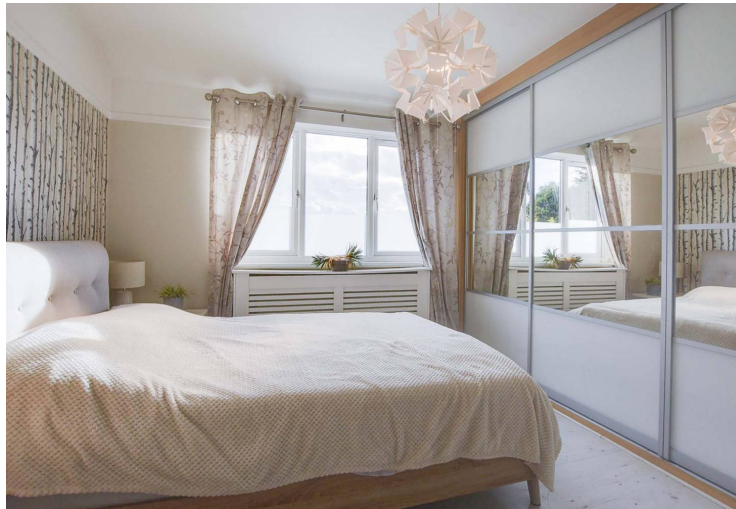
A SPACIOUS and BEAUTIFULLY DESIGNED three-bedroom semi-detached home, combining style, comfort, and practicality. Outside enjoys OFF-ROAD PARKING and a private rear garden with a decked seating area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With double glazed window and door to the front elevation, double glazed skylight, tiled floor, fitted storage cupboard, under stairs storage cupboard, stairs to first floor, radiator.

Utility Room 7' 5" x 6' 4" (2.27m x 1.92m)

With double glazed window to the side elevation, double glazed skylight to the side, tiled floor, wall and base units with work surface over, part tiled walls, sink and drainer, plumbing for washing machine, space for tumble dryer.

Ground Floor Shower Room 7' 4" x 3' 7" (2.24m x 1.10m)

With double glazed window to the front elevation, tiled floor, shower cubicle, wash hand basin with storage below, low-level WC, towel rail.

Through Lounge Dining Room 24' 11" x 11' 10" (7.59m x 3.60m)

With double glazed window to the front elevation, double glazed French doors to the rear elevation, laminate floor, ample fitted storage cupboards, column radiator, further radiator.



Kitchen 14' 3" x 11' 5" (4.34m x 3.47m)

Measurement narrowing to 2.43 m. With double glazed windows to the rear elevation, double glazed door to the side elevation, tiled floor, part tiled walls, wall and base units with work surface over, double sink, integrated oven and hob, extractor fan, space for freestanding fridge freezer, plumbing for dishwasher, ladder towel rail/radiator.

First Floor Landing

With double glazed window to the side elevation, laminate floor.

Bedroom One 18' 4" x 14' 0" (5.58m x 4.26m)

Measurement narrowing to 3.31 m. With two double glazed windows to the front elevation, laminate floor, fitted shelving, desk area with storage over, radiator.

Bedroom Two 13' 6" x 11' 0" (4.12m x 3.36m)

Measurement up to wardrobe front. With double glazed window to the rear elevation, laminate floor, fitted wardrobes, radiator.

Bedroom Three 11' 6" x 7' 8" (3.51m x 2.34m)

With double glazed window to the rear elevation, laminate floor, radiator.

Family Bathroom 6' 2" x 5' 1" (1.87m x 1.55m)

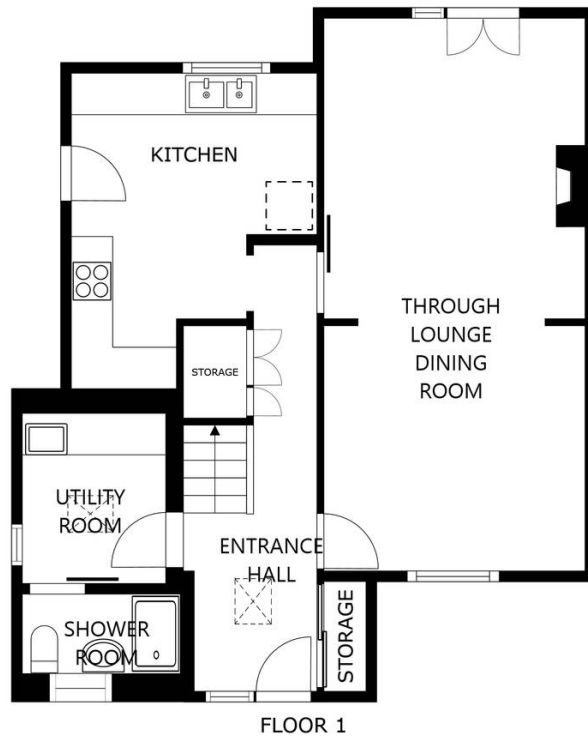
With double glazed window to the front elevation, laminate floor, part tiled walls, fitted storage cupboard, low-level WC, wash hand basin, medicine/storage cabinet, bath, towel rail/radiator.

Rear Garden

With gated side access to the front of the property, decked patio seating area, paved patio seating area, lawn, hedged and fenced perimeter, shed, shrubs.

Driveway 3 vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We'll keep you moving...



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