







## Property Description

A lovely extended town house situated in the popular location of Manhattan Way Bannerbrook Park, close to local train station, shops, schools and amenities, extended lounge with Velux windows, breakfast kitchen, guest cloakroom, four bedrooms with en-suite to master and family bathroom, front and rear gardens, garage to the rear with parking.  
NO CHAIN

## Approach

Canopy porch leads through to entrance hall with staircase rising to the first floor landing, door through to:

## Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, obscure glazed window to the front.

## Breakfast Kitchen

15' 3" into bay x 9' 3" ( 4.65m into bay x 2.82m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, AEG induction hob with double oven and grill beneath, space and plumbing for automatic washing machine and dishwasher, space for fridge freezer, window to the front.

## Extended Lounge

21' 5" x 15' 1" ( 6.53m x 4.60m )

Light and airy room with two roof light windows, patio doors to the rear overlooking and leading to garden, two further windows to the rear, wood effect flooring.

## First Floor Landing

Staircase rising from the hallway, airing cupboard housing the hot water tank, further built in storage cupboard.

## Bedroom Two

13' Max x 9' 5" ( 3.96m Max x 2.87m )

window to the rear over looking garden

## Bedroom Three

12' 10" max x 9' 5" max ( 3.91m max x 2.87m max )

Having window to the front, triple built in wardrobes providing hanging and shelving space.

## Bedroom Four

7' 6" Max x 6' 6" ( 2.29m Max x 1.98m)

With window to the rear overlooking garden.

## Family Bathroom

Fitted with a white suite comprising of bath with mixer shower over, low level WC, wash hand basin, obscure glazed window to the front.

## Second Floor Landing

With door through to:

### Master Bedroom

25' 2" max in to eaves x 12' 8" max (7.67m max in to eaves x 3.86m max )

Window to the front, further window to the rear, loft hatch giving access to roof space, cupboard housing the central heating boiler.

### En-Suite

Fitted with a white suite comprising of double shower cubicle with mains shower fitted, low level WC, wash hand basin, electric shaver point, obscure glazed window to the rear.

### Front Of Property

To the front of the property there is gravel fore garden.

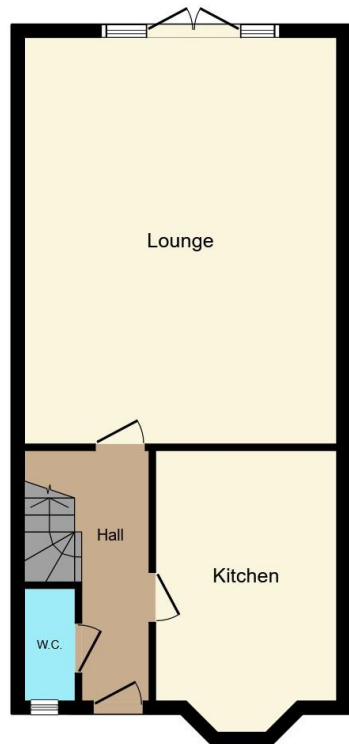
### Rear Of Property

Enclosed and laid to lawn, patio area, flower beds, gated access to the rear.

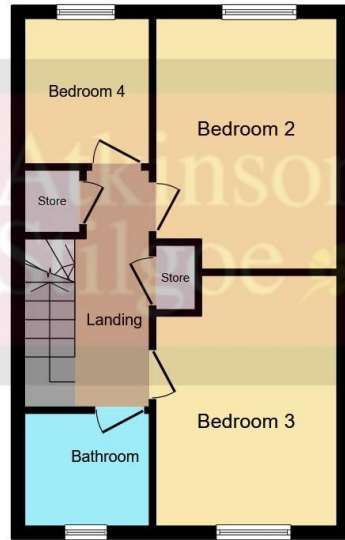
### Garage

Situated to the rear of the property, fitted with up and over door, parking to the front.

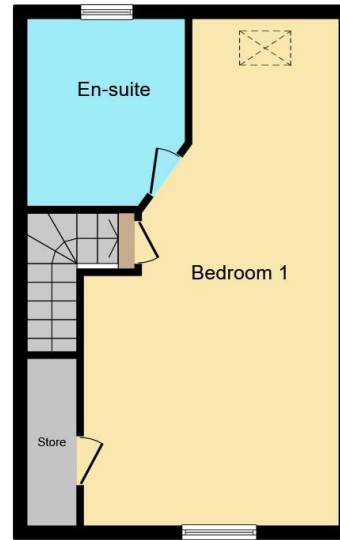




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: BAL105981 - 0005