





## Property Description

A well presented double fronted three bedroom semi detached family home situated in the popular location of Bannerbrook Park with easy access to the village of Berkswell, close to lovely children's play area, local shops and amenities, briefly comprising of entrance hall, Guest cloak room, dining-kitchen, lounge, master bedroom with ensuite, two further bedrooms and family bathroom in addition there is a private rear south facing garden, garage to the rear with driveway for two cars offered for sale with no chain.

## Approach

Front door leads through to:

## Entrance Hall

With staircase rising to the first floor landing under stairs storage cupboard and door through to:

## Guest Cloakroom

Fitted with low-level WC, wash hand basin with mixer tap.

## Kitchen

18' 5" x 8' 8" ( 5.61m x 2.64m )

Window to the front, patio doors to the side overlooking and leading to garden kitchen fitted with a range of base and wall mounted units with complementary works surfaces sink and drainer unit with mixer tap built-in four ring gas hob with cooker hood above and electric oven and grill, automatic washing machine, dishwasher and space for American style fridge freezer, ample space for dining table.

## Lounge

18' 5" x 11' 5" Into bay ( 5.61m x 3.48m Into bay )

With bay window to the side further window to the front.

## First Floor Landing

Staircase rising from the hallway with loft hatch leading to roof space, airing cupboard housing the hot water tank and providing storage.

## Bedroom One

14' 3" x 10' 6" Max ( 4.34m x 3.20m Max )

Window to side built-in wardrobe providing hanging and shelving space door through to:

## Ensuite

Fitted with a white contemporary suite comprising of double shower cubicle with mains shower fitted, wash hand basin and low-level WC, window to the front.

## Bedroom Two

10' x 9' 9" ( 3.05m x 2.97m )

With window to the front optional wardrobes providing hanging and shelving space.

## Bedroom Three

9' 2" x 7' 4" ( 2.79m x 2.24m )

Window to the side.

## Family Bathroom

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

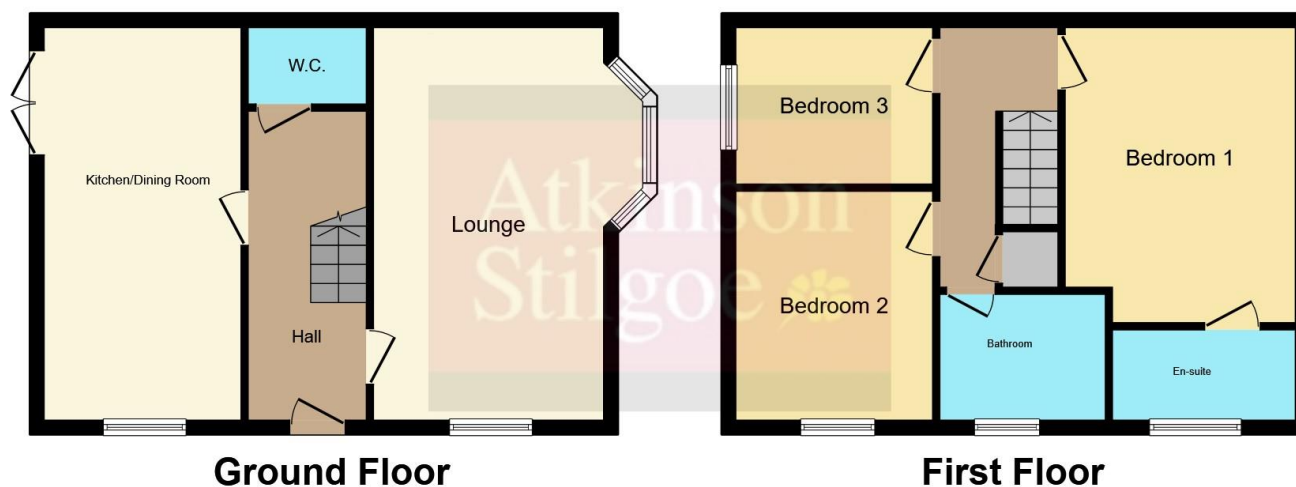
## Outside

Enclosed garden having patio area and Astroturf, gated access to the rear of the property.

## Garage

Having up and over door light and power storage into rafters with driveway to the front providing parking for two cars.





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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