

## Property Description

A beautifully finished and deceptively spacious three bedroom family home, perfect for young families and first time buyers. Situated in a quiet terrace in the popular area of Eastern Green, the property sits just yards away from Mount Nod Primary School. The property benefits from a large living/dining room, modern kitchen, a beautiful rear sunroom, two double bedrooms, a great sized single bedroom and a modern family bathroom. One of the unique features of the property is the part-converted loft space - benefitting from a carpeted staircase leading from the first floor landing up to a large roof space with Velux windows; ideal for anyone looking to convert this into a bedroom or a further reception.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, storage cupboard.

## Lounge / Diner

Window to the front, understairs storage cupboard, door leading to sun room.

## Sunroom

Window to the rear, patio doors leading to garden.

## Kitchen

Fitted with a range of base and wall mounted units with complimentary work surfaces, sink and drainer unit with mixer tap, electric oven and grill with gas hob and cooker hood above, space and plumbing for dishwasher and fridge freezer, window to the rear overlooking garden.

## First Floor Landing

Staircase rising from the hallway, staircase leading to part converted loft.

## Bedroom One

Built in wardrobes providing hanging and shelving space, window to the front.

## Bedroom Two

Built in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Bedroom Three

Window to the front.

## Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over, heated towel rail, extractor fan and obscure glazed window to the rear.

## Outside

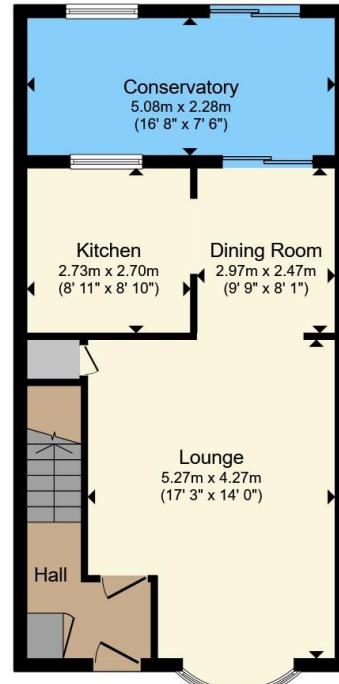
## Front Of Property

To the front of the property there is a lawned front garden with a path leading to the front door.

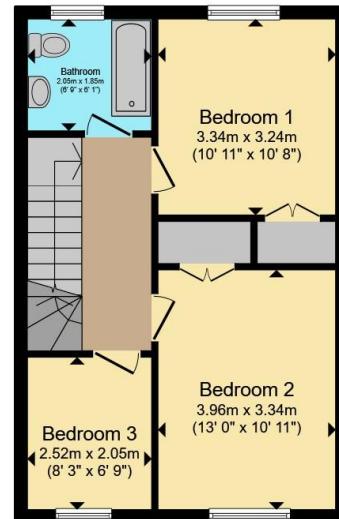
## Rear Garden

Private rear garden featuring AstroTurf, a porcelain-slab patio, and raised beds.





**Ground Floor**



**First Floor**

Total floor area 95.6 m<sup>2</sup> (1,029 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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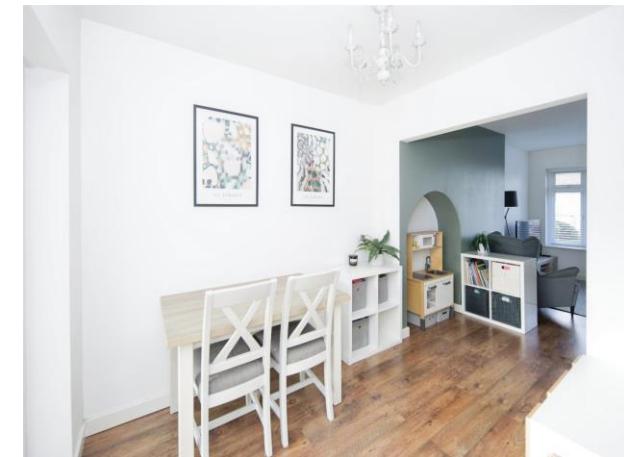
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EPC Rating: C    Council Tax  
Band: B

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Tenure: Freehold

 The Property  
Ombudsman

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