





£485,000

Located in a cul-de-sac in the sought after village of Wigginton this tastefully extended three bedroom semi detached family home is welcomed to the market offering an open plan lounge/dining room, re fitted kitchen, family bathroom and downstairs cloakroom. The property stands on a southerly facing enclosed plot and further benefits include a range of storage cupboards, gas central heating, timber studio and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, range of built in cupboards, door to cloakroom.

CLOAKROOM

Low level w.c., wash hand basin.

LOUNGE/DINING ROOM

Double glazed double French doors to rear aspect. Two radiators, opening to dining room, storage cupboard housing wall mounted gas boiler.

DINING ROOM

Double glazed double doors to rear aspect, double glazed window to side aspect.

KITCHEN

Double glazed window to front aspect. Wall mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, space for cooker with extractor fan over.

LANDING

Access to loft space, airing cupboard, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Tiled shower cubicle, low level w.c., wash hand basin, heated towel rail.

OUTSIDE

FRONT GARDEN

An enclosed garden with pathway to front.

REAR GARDEN

A southerly facing garden which is mainly laid to lawn with paved patio area and flower and shrub beds, all enclosed by panel fencing, outside lighting and power, gated side access, large timber studio/storage shed with power and light.



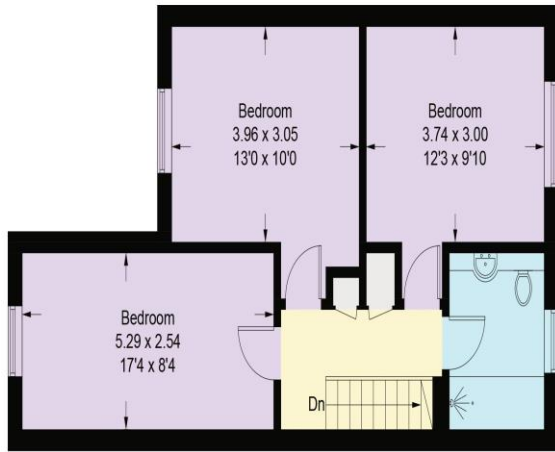
3 Belmers End



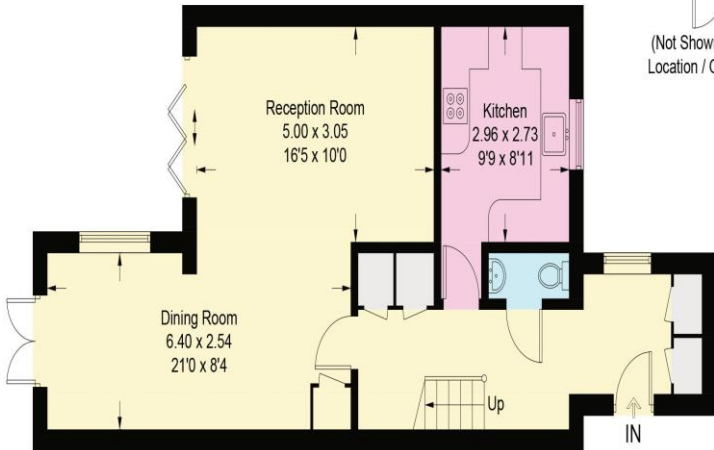
(Not Shown In Actual Location / Orientation)

Approximate Total Area
 1190 sq ft / 110.6 sq m
 Outbuilding = 113 sq ft / 10.5 sq m
 Total = 1303 sq ft / 121.1 sq m

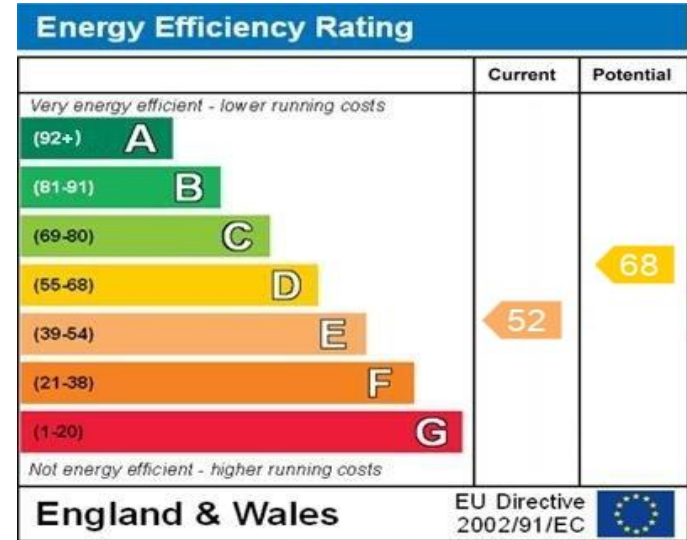
This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1110199)



First Floor



Ground Floor



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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