





**£415,000**

Offered in outstanding condition throughout and with a complete chain above. This superbly presented family home boasts an outside home office with a multitude of uses, driveway parking for two cars and well maintained gardens with covered BBQ area. Internally the house offers open plan living accommodation with a refitted kitchen, three bedrooms and a luxury family bathroom. Located close to popular schools and local shops.

# Property Description

## Entrance

Double glazed UPVC front door set below a canopy storm porch opens to the entrance hall.

## Entrance Hall

Stairs with glass balustrade rise to the first floor, under stairs storage space, radiator, wood effect flooring.

## Lounge/Diner

An open plan lounge diner and kitchen.

## Lounge

Double glazed window to the front, radiator, TV point, wood effect flooring.

## Dining Area

With twin double glazed doors leading to the rear garden, wood effect flooring, radiator.

## Kitchen

A refitted kitchen boasting a range of base and eye level storage units, ample wood effect work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, Five ring gas hob with stainless steel canopy extractor hood over and Bosch electric oven below, plumbing and space for washing machine and dish washer, tiled surrounds, wood effect flooring.

## Landing

Stairs with glass balustrade rise to the first floor, access to the loft.

## Bedroom One

Double glazed window to the front, radiator, spot lighting.

## Bedroom Two

Double glazed window to the rear, radiator, recessed spot lighting, cupboard housing gas boiler.

## Bedroom Three

Double glazed window to the rear, radiator, recessed spot lighting.

## Bathroom

A luxury refitted suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with cupboards below, L shaped bath with mixer tap with hand held shower attachment and fixed rainfall shower head, tiled surrounds and flooring, double glazed window to the rear, extractor fan and heated towel rail.

## Outside

## Driveway

Block paved driveway providing off road parking for two cars, outside light.

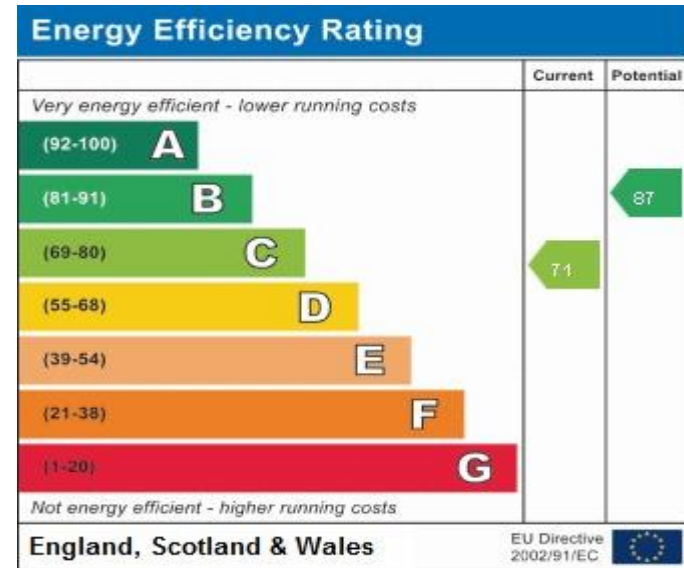
## Rear Garden

A feature of the property is the fully enclosed rear garden, with covered BBQ with ample power points and lighting with surrounding decked seating area, the garden is mainly laid to lawn with gated side access, pathway leading to a further decked seating area and outside home office.



TOTAL FLOOR AREA: 991sq.ft. (92.1 sq.m.) approx.

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