





**£425,000**

Situated within the sought-after Swallow Fields development, this modern semi-detached home boasts spacious living accommodation, which includes a downstairs cloakroom, fitted kitchen with built-in appliances, a lounge/dining room with double doors leading to a fully enclosed rear garden, three bedrooms, the master with an en-suite shower room, and a family bathroom. With a garage and driveway alongside.

# Property Description

## Entrance Hall

Front door opens to the entrance hall, stairs to the first floor, storage cupboard.

## Cloakroom

Comprising a low level WC wash hand basin with mixer tap, tiled splash backs, extractor fan, radiator.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset one and a half bowl single drainer stainless steel sink unit with mixer tap set below a double glazed window to the front, built in four ring gas hob with splash back and stainless steel canopy extractor hood over and electric oven below, integrated fridge freezer, dish washer and washing machine, cupboard housing gas boiler serving central heating, radiator, tiled surrounds.

## Lounge

With walk in storage cupboard, two radiators, TV point, twin double glazed doors and windows to the rear garden.

## Landing

Stairs to the first floor, radiator, access to the loft, cupboard.

## Bedroom One

With a double glazed window to the rear, radiator, built in wardrobe, radiator.

## Ensuite

A three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle, extractor fan, heated towel rail, double glazed window to the side.

## Bedroom Two

Double glazed window to the front, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Family Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower over, tiled surrounds, double glazed window to the front, radiator, extractor fan.

## Outside

### Garage

Situated alongside with a metal up and over door, power and lighting, eaves storage space, courtesy door to the rear garden.

### Front Garden

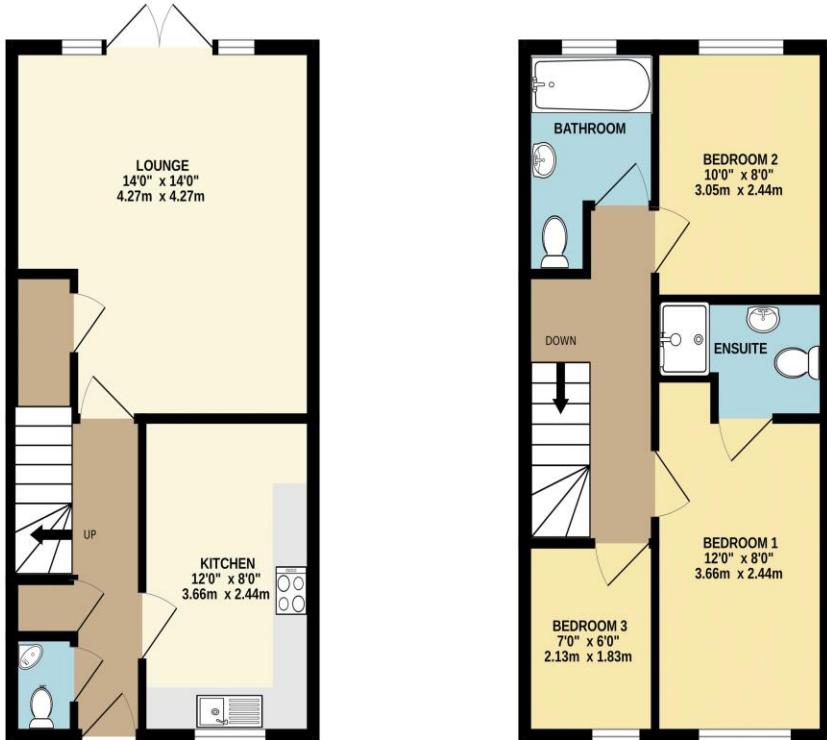
An open plan front garden with outside light and path to front door.

### Rear Garden

A fully enclosed rear garden, with a paved patio area to the immediate rear, laid mainly to lawn.

GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

