





£385,000

Offered in outstanding condition throughout and boasting driveway parking. This spacious three bedroom home boasts a downstairs cloakroom, generous lounge diner, a recently refitted kitchen with built in appliances, utility area and study space as well as a luxury bathroom and fully enclosed rear gardens. Situated within a short walk of local shops and popular schools.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Radiator, door to downstairs cloakroom, stairs rising to first floor, under stairs storage cupboard, opening to kitchen and lounge/dining room.

CLOAKROOM

Frosted double glazed window to the front, low level WC, wash hand basin in vanity unit.

LOUNGE/DINING ROOM

Double glazed window to the front, double glazed window to the rear, radiator.

KITCHEN

Double glazed window to the rear, fitted with a range of base and eye level units with work surface over, stainless steel sink unit, integrated double oven, induction hob with extractor fan over, integrated fridge freezer, integrated wine fridge.

REAR LOBBY

Double glazed door to garden, opening to study.

STUDY

Radiator, double glazed window to the side.

LANDING

Storage cupboard, access to loft housing gas combi boiler.

BEDROOM ONE

Double glazed window to the front, radiator.

BEDROOM TWO

Double glazed window to the rear, radiator.

BEDROOM THREE

Double glazed window to the front, radiator.

BATHROOM

Double glazed frosted window to the rear, low level WC, wash hand basin in vanity unit, bath with shower over, tiled walls and floor.

OUTSIDE

PARKING

Block paved driveway providing off-road parking.

FRONT GARDEN

Mainly laid to lawn with path to front door, storage cupboard.

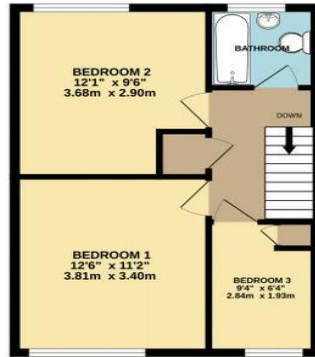
REAR GARDEN

Divided into lawn and decked areas, path to rear gate, outside light.

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The graphics, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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