





**Offers in Excess of
£425,000**

A delightfully maintained family home offered with no upper chain and situated in this highly sought after location, benefitting from larger than average gardens and driveway parking for two cars, other features include a recently refitted kitchen, three double bedrooms, a utility room and downstairs cloakroom, all located within easy reach of popular schools, local shops and the M1 motorway.

Property Description

Entrance

UPVC double glazed front door set below a canopy storm porch.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, radiator,

Lounge

Double glazed window to the front, radiator.

Dining Room

Double glazed sliding doors to the rear garden, radiator.

Kitchen

Refitted in November 2022 and comprising an extensive range of base and eye level storage units and display shelves, ample work surface areas with an inset one and a half bowl single drainer sink unit with mixer tap set below a double glazed window to the rear, plumbing and space for dishwasher, gas and electric cooker points, tiled surrounds, wood effect flooring, archway to utility area.

Utility Room

With double glazed window to the front and double glazed door to the rear garden, radiator, storage cupboard, plumbing and space for washing machine.

Cloakroom

Comprising a low level WC, wash hand basin, tiled surrounds and flooring.

First Floor Landing

Stairs rise to the first floor, access via pull down ladder to a part boarded loft with light, door to the airing cupboard, double glazed window to the rear.

Bedroom One

Double glazed window to the front, built in wardrobes, cupboard and radiator.

Bedroom Two

Double glazed window to the front, fitted wardrobes, TV point and radiator.

Bedroom Three

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

Shower Room

Fitted with a walk in shower, wash hand basin with mixer tap set in a vanity unit with cupboard below, low level WC, tiled surrounds, radiator and double glazed window to the rear.

Outside

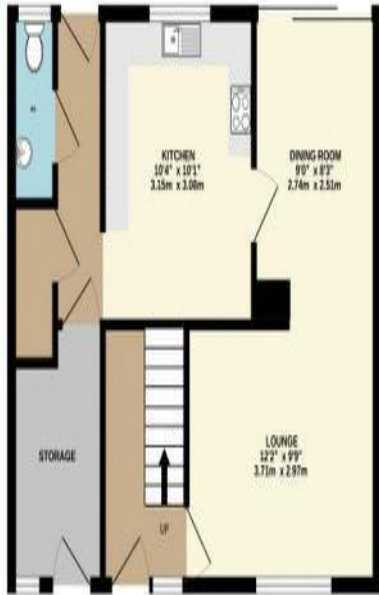
Front Garden

The front garden has been block paved to provide driveway parking for two vehicles, with raised flower beds and gravelled borders, recessed bin storage area, outside courtesy light.

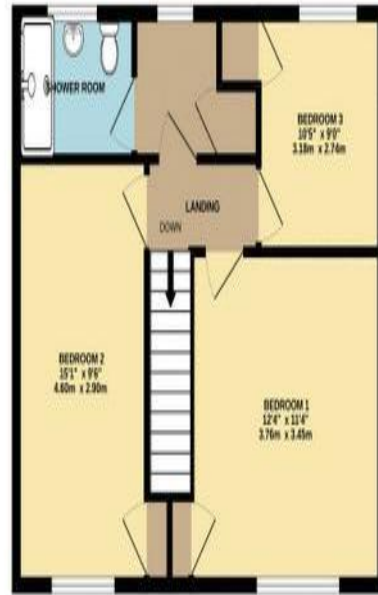
Rear Garden

An undoubted feature of the property is the larger than average delightfully maintained rear garden, being fully enclosed with a paved patio area to the immediate rear leading to the lawned gardens, well socked establisher flower beds and a further patio area with large storage shed.

GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.

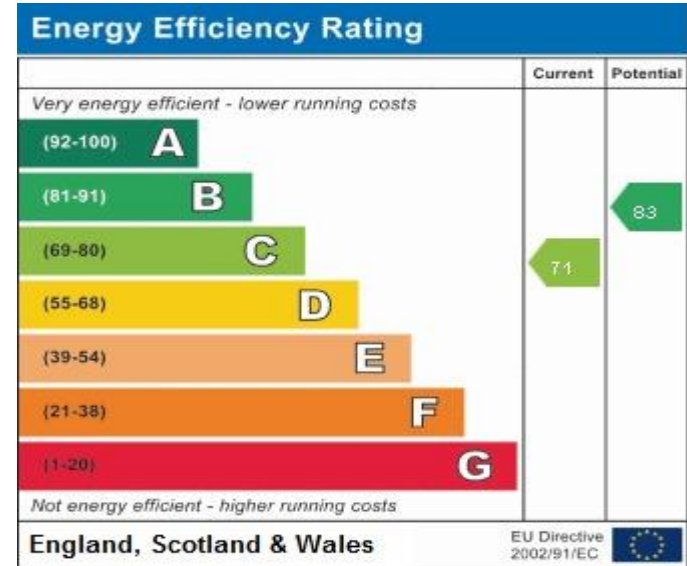


1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 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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