



# Breakkey & Co



**Chelford Close, Marus Bridge**

**Offers in Excess of £185,000**

- Three bedrooms
- Immaculately presented throughout
- Perfect for a family
- Extended semi-detached
- Quiet cul-de-sac setting
- Viewings essential
- Popular location
- Modern fitted kitchen
- EPC-



## DESCRIPTION

Nestled away in a quiet cul-de-sac in the popular area of Marus Bridge is this extended three bedroom semi detached property. This charming home is immaculately presented throughout and presents a very exciting opportunity for a family to purchase a home close to excellent local schools, amenities and transport links. Internally the accommodation is arranged across two floors and in brief comprises of; bright and welcoming entrance hallway, the large open plan lounge, diner and the modern oak fitted kitchen with integrated appliances including a double oven, hob and extractor hood. The kitchen flows into the dining room overlooking the rear garden. To the first floor the landing area gives access to two double bedrooms with fitted wardrobes, one single bedroom and the tiled family shower room. Externally this substantial home offers a low maintenance south facing garden to the rear with an Indian stone patio area. To the front elevation is a driveway leading to the garage providing off road parking. Early viewings are highly recommended to truly appreciate what this superb family home has to offer.







# Breakaway & Co

## ACCOMMODATION

**Lounge** 14' 6" x 11' 6" (4.42m x 3.50m)

**Dining Room** 8' 11" x 9' 1" (2.72m x 2.77m)

**Kitchen** 8' 11" x 8' 11" (2.72m x 2.72m)

**Dining area** 8' 11" x 6' 10" (2.72m x 2.08m)

**Garage** 14' 6" x 6' 10" (4.42m x 2.08m)

**Master bedroom** 11' 11" x 11' 6" (3.63m x 3.50m)

**Bedroom Two** 11' 7" x 11' 6" (3.53m x 3.50m)

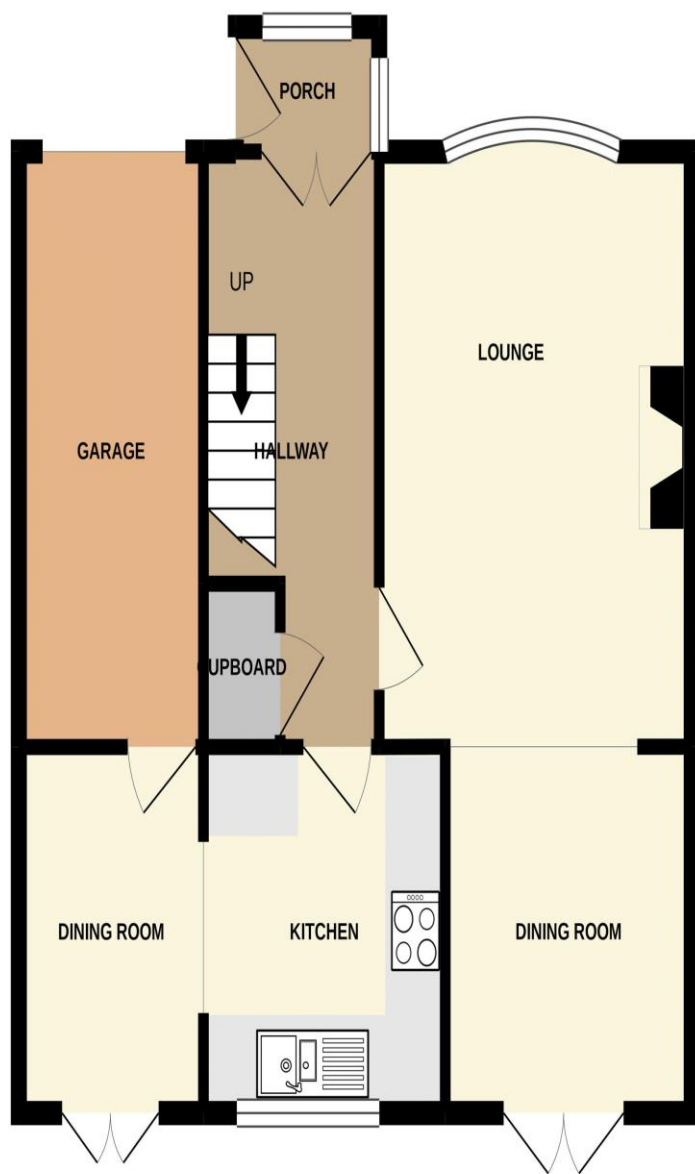
**Bedroom Three** 8' 8" x 6' 6" (2.64m x 1.98m)

**Shower Room** 6' 6" x 8' 11" (1.98m x 2.72m)

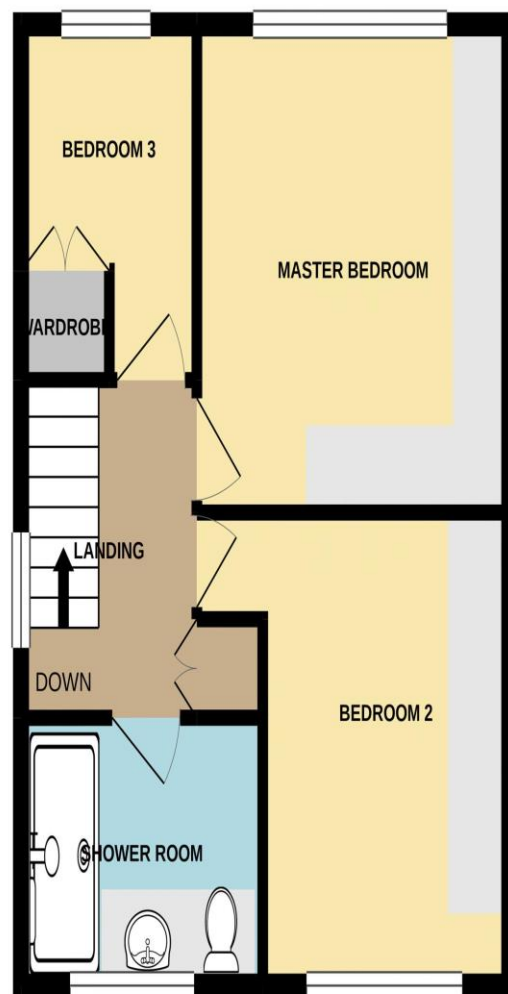




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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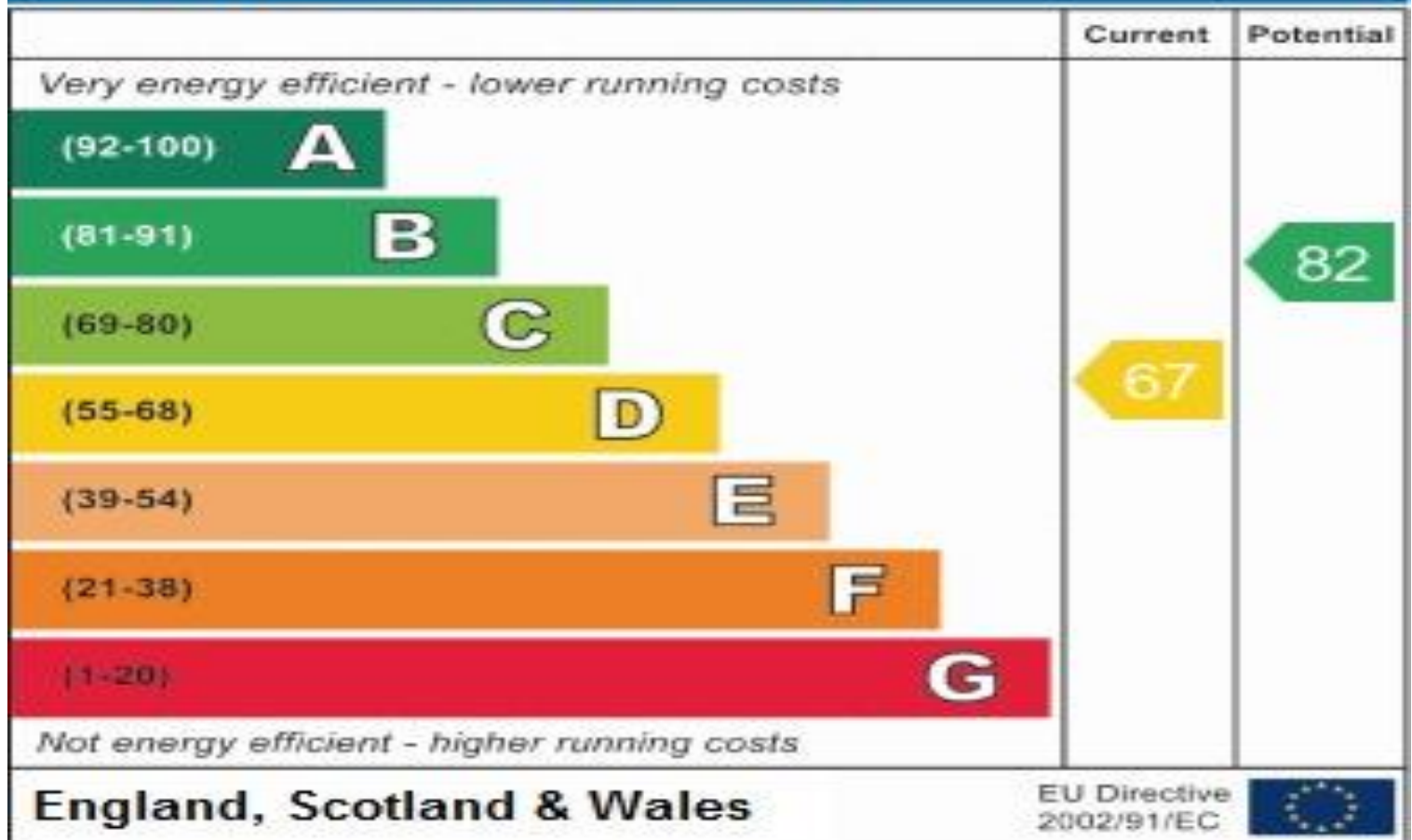






# Breakakey & Co

## Energy Efficiency Rating



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