





**£430,000**

A rarely available three-bedroom link-detached family home situated in the popular area of Downhead Park. The accommodation in brief comprises an entrance hall, lounge, dining room, refitted kitchen, downstairs cloakroom, conservatory, three bedrooms and a refitted family bathroom. The property also boasts front and rear gardens, a garage and driveway parking for multiple vehicles.

# Property Description

## **ENTRANCE**

Front door with storm porch over to:

## **ENTRANCE HALL**

Obscure UPVC double glazed window, stairs rising to first floor landing, storage cupboard, doors to lounge, kitchen and cloakroom, wood effect laminate flooring, radiator.

## **CLOAKROOM**

UPVC double glazed window to side aspect. Low level WC with push button flush, wash hand basin in vanity unit, splashback tiling, radiator.

## **LOUNGE**

UPVC double glazed window to rear aspect, UPVC double glazed French doors to garden, French doors to conservatory. Gas feature fireplace with wooden surround, radiator, wood effect laminate flooring, television point, telephone point, through to dining room.

## **DINING ROOM**

UPVC double glazed window to side aspect, UPVC double glazed doors to conservatory. Radiator, wood effect laminate flooring.

## **KITCHEN**

UPVC double glazed window to front aspect, obscure glazed UPVC door to side. Fitted with a range of soft close base and eye level units with square edge work surface over, stainless steel sink unit with mixer tap over, integrated: NEFF double oven, five-ring gas hob with extractor hood over, fridge freezer, dishwasher, and washing machine; splashback tiling, spotlights.

## **CONSERVATORY**

Brick based and UPVC conservatory with UPVC door to garden, wood effect laminate flooring, radiator, fitted roof blinds to remain, fan light fitting.

## **LANDING**

UPVC double glazed window to front aspect. Doors to bedrooms and bathroom, access to loft space, airing cupboard housing wall-mounted boiler.

## **BEDROOM ONE**

UPVC double glazed windows to rear and side aspects. Built-in wardrobe with rail and shelving, radiator.

## **BEDROOM TWO**

UPVC double glazed windows to rear and side aspects. Built-in wardrobe with rail and shelving, radiator.

## **BEDROOM THREE**

UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

UPVC double glazed frosted window to side aspect. Wash hand basin set in vanity unit with mixer tap over, low level WC with push button flush, fully tiled corner shower cubicle, heated towel rail, panelled bath with mixer tap over, fully tiled walls, spotlights, extractor fan.

## **OUTSIDE**

### **GARAGE/PARKING**

Single garage with power and lighting, courtesy door to garden. Driveway parking for two vehicles.

### **FRONT GARDEN**

Path to front door, gated side access, slate area, outside tap, outside light, partially enclosed by hedging.

### **REAR GARDEN**

Patio area, flower/shrub beds, slate area, raised beds, side gated access, courtesy door to garage, enclosed by timber fence panelling.

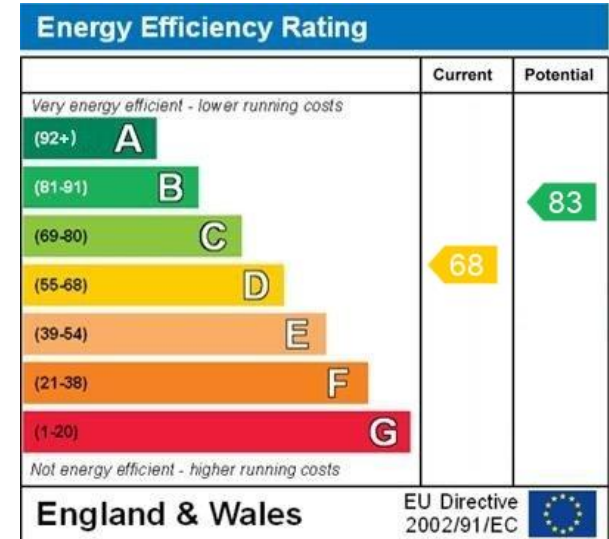
GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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