





**£475,000**

Tucked away down a quiet cul-de-sac this extended three bedroom detached family home is offered to the market with an accommodation comprising of three reception rooms, open plan kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

# Property Description

## **ENTRANCE PORCH**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, radiator.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, wall-mounted wash hand basin, heated towel rail.

## **LOUNGE**

Double glazed double doors to rear.

## **DINING ROOM**

Double glazed window to side aspect. Radiator.

## **STUDY**

Double glazed window to rear aspect, double glazed door to rear. Radiator.

## **KITCHEN**

Three double glazed windows to front aspect, double glazed window to side aspect, double glazed frosted window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, two built-in ovens, space for American-style fridge freezer, gas hob with extractor fan over, sink unit with mixer tap and drainer, integrated dishwasher, two radiators.

## **LANDING**

Airing cupboard housing lagged copper water cylinder, spotlights.

## **BEDROOM ONE**

Two double glazed windows to side aspect. Built-in wardrobe, radiator, access to loft space.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, heated towel rail, shower unit, wall-mounted wash hand basin in vanity unit, tiled walls.

## **BEDROOM TWO**

Double glazed windows to side and rear aspects. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, tiled walls, panelled bath, heated towel rail.

## **OUTSIDE**

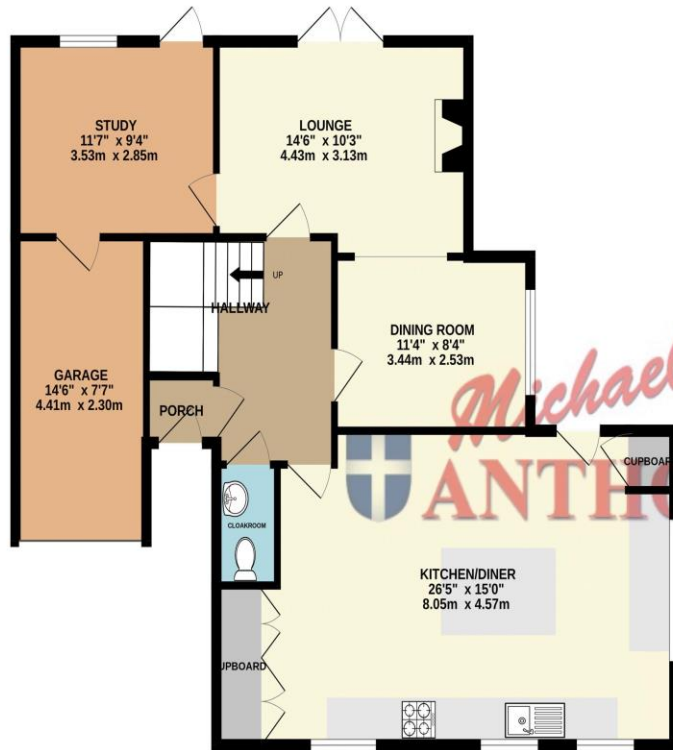
### **GARAGE**

Garage with electric roller door, plumbing for washing machine, space for dishwasher, power and lighting.

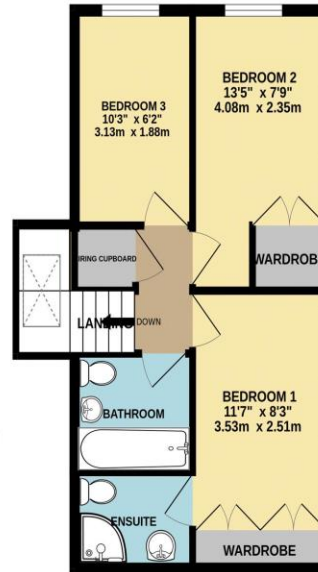
### **REAR GARDEN**

Mainly laid to lawn with timber storage shed, flower and shrub beds, wooden decking area, gated side access, enclosed by panel fencing.

GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.

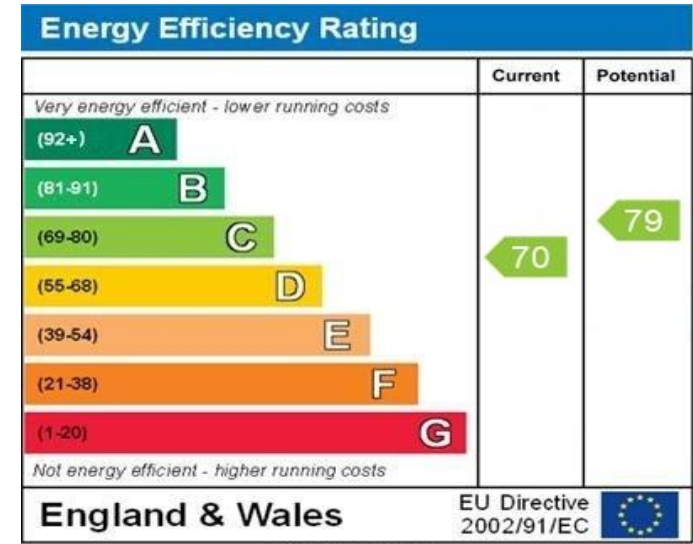


1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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