







**£350,000**

Ideally located within a quiet cul-de-sac location is this four-bedroom detached family home in need of modernisation. The property is offered to the market with many benefits including a generous size living/dining room, kitchen, utility room, family bathroom and an additional downstairs cloakroom. Externally the property boasts a rear garden and driveway parking for several vehicles.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to cloakroom, lounge/diner and utility, stairs rising to first floor, under stairs storage area, radiator.

## CLOAKROOM

UPVC double glazed window to side aspect. Low level WC, wash hand basin with splashback tiling.

## LOUNGE/DINING ROOM

UPVC double glazed window and patio door to rear. Feature fireplace, radiator, open to kitchen.

## KITCHEN

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with work surface over, dishwasher, sink unit with mixer tap and drainer, built-in double oven, space for under counter fridge, built-in hob.

## UTILITY

UPVC double glazed window to front aspect.

## LANDING

Airing cupboard, doors to bedrooms and bathroom.

## BEDROOM ONE

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM TWO

UPVC double glazed window to rear aspect. Radiator.

## BEDROOM THREE

UPVC double glazed window to front aspect. Radiator.

## BEDROOM FOUR

UPVC double glazed window to front aspect. Radiator.

## BATHROOM

UPVC double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, lino floor, extractor fan.

## OUTSIDE

## PARKING

Driveway parking for several cars.

## FRONT GARDEN

Hardstanding area providing off-road parking.

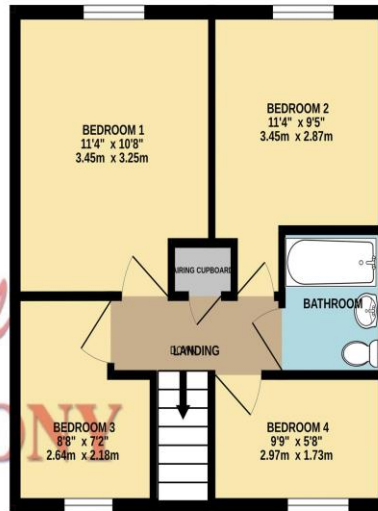
## REAR GARDEN

Mainly laid to lawn with hardstanding area, enclosed by panel fencing and hedging,

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

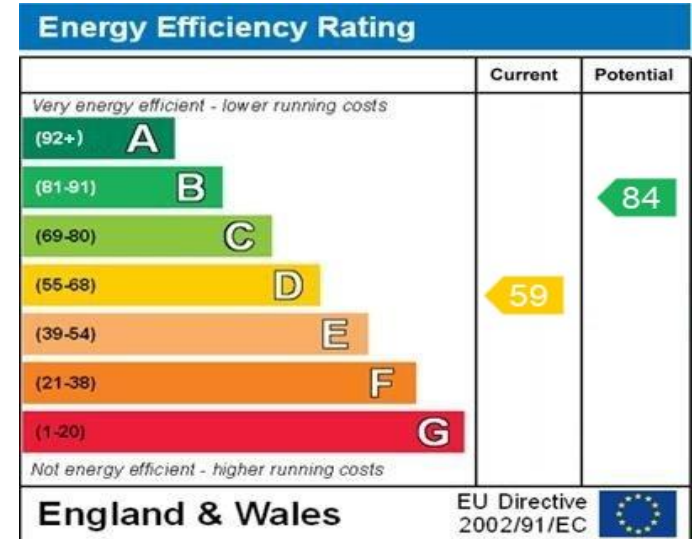


1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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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