





**Offers in Excess of
£400,000**

Positioned in the prime location of Newton Leys, this four-bedroom, semi-detached home, has been extended to accommodate a growing family. The ground floor offers an entrance hall, open-plan kitchen/diner, outfitted with integrated appliances and a cloakroom. The first floor comprises three bedrooms, a lounge, and a three-piece family bathroom. The top floor boasts the main bedroom with vaulted ceilings, built-in wardrobes, en-suite, and office space. This property exterior has rear garden space and driveway parking for multiple vehicles.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Obscure glazed UPVC double glazed window to front aspect. Stairs rising to first floor, door to kitchen.

CLOAKROOM

Wall-mounted wash hand basin, low level WC with push button flush, splashback tiling, wood effect laminate flooring.

LOUNGE

Two UPVC double glazed windows to rear aspect. Two radiators, television point.

DINING ROOM

UPVC double glazed window to rear aspect, two UPVC double glazed doors to rear aspect. Two radiators, door to WC, wood effect laminate flooring.

KITCHEN

UPVC double glazed window to front aspect. Fitted with a range of base and eye level units with square edge work surface over, single drainer sink unit with mixer tap over, built-in dishwasher, built-in washing machine, gas range cooker with extractor hood over, wood effect laminate flooring, splashback tiling.

LANDING

Doors to lounge, bedrooms, and bathroom, airing cupboard, stairs rising to second floor.

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

Panelled bath with mixer tap and shower attachment over, low level WC with push button flush, pedestal wash hand basin, spotlights, extractor fan, splashback tiling.

BEDROOM ONE (Second Floor)

UPVC double glazed window to front aspect, obscure double glazed Velux window to rear aspect. Radiator, eaves storage, door to en-suite, built-in wardrobe.

EN-SUITE

Double glazed Velux window to rear aspect. Low level WC with push button flush, pedestal wash hand basin, fully tiled shower cubicle, splashback tiling, extractor fan, radiator.

STUDY

Double glazed Velux window to rear aspect. Radiator.

OUTSIDE

PARKING

Driveway parking, car port.

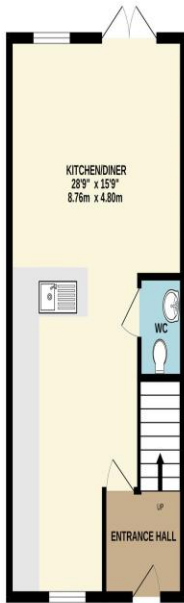
FRONT GARDEN

Gravel area, path to front door, shrub border, outside light.

REAR GARDEN

Laid to lawn, decked area, outside tap, outside light, paved patio area, shed to remain, rear gated access, power and lighting, shrub borders, all enclosed by timber fence panelling.

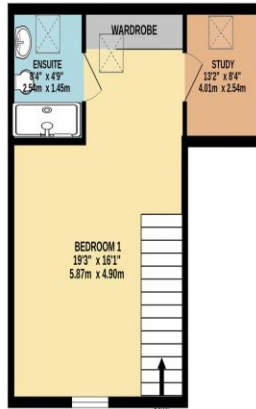
GROUND FLOOR
493 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.1 sq.m.) approx.



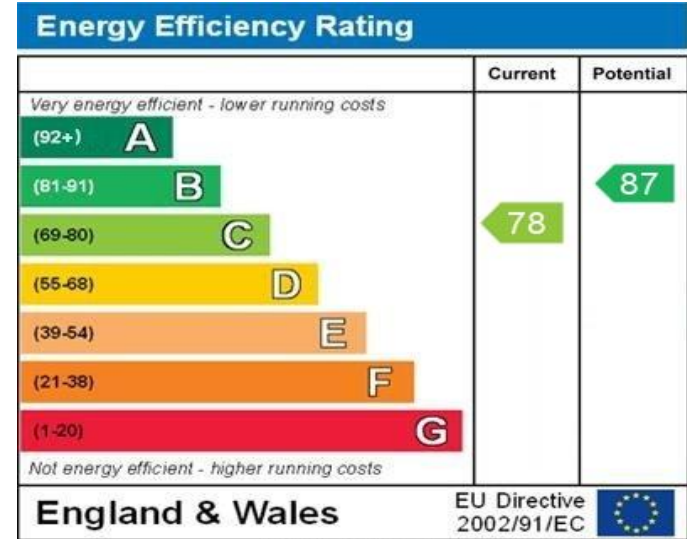
2ND FLOOR



**Michael
ANTHONY**

TOTAL FLOOR AREA : 1280sq.ft. (118.9 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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