





£390,000

Situated in a cul-de-sac in the sought after location of Emerson Valley is this three-bedroom link-detached family home. The property comprises a downstairs cloakroom, lounge and kitchen/diner leading into the rear garden, en-suite to the main bedroom and a family bathroom. Further benefits include a garage with off road parking.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, doors to downstairs cloakroom and lounge.

CLOAKROOM

Double glazed window to front aspect. Low level w.c., pedestal wash hand basin, radiator.

LOUNGE

Double glazed window to front aspect. Feature fireplace, radiator, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear aspect, double glazed sliding patio door to garden. Range of wall mounted and floor standing units with roll edge work surface over, integrated double oven and hob with extractor fan over, one and a half stainless steel sink with mixer tap, space for fridge/freezer, space for washing machine and dishwasher, tiled splash back, radiator.

LANDING

Double glazed window to side aspect. Access to loft space, door to storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Low level w.c., pedestal wash hand basin, shower cubicle.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., pedestal wash hand basin, bath with shower attachment, part tiled walls, radiator.

OUTSIDE

GARAGE & PARKING

Up and over door, courtesy door to garden, off road parking for two cars.

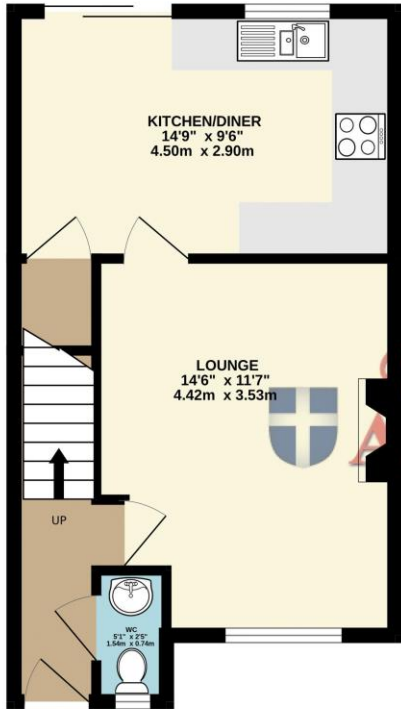
FRONT GARDEN

Mainly laid to slate with path to front door, mature hedge.

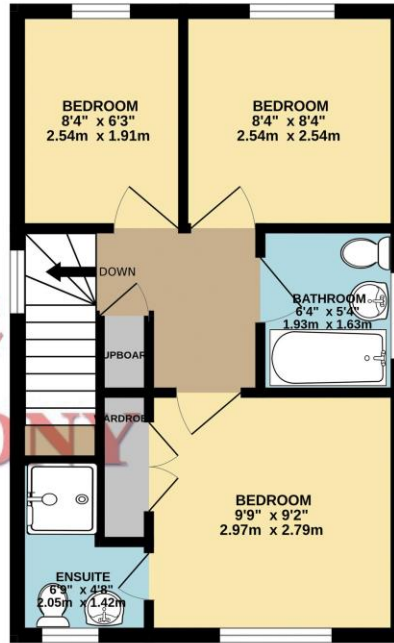
REAR GARDEN

Mainly laid to lawn with patio area, bush border, enclosed by wooden fencing panels, side gated access.

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

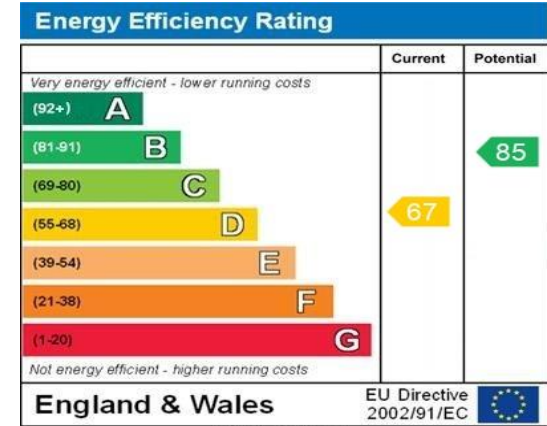


1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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