





**Offers in the Region
Of £415,000**

Situated in the Poets Estate is this four-bedroom extended semi-detached family home. The property comprises a lounge, dining room, kitchen, utility room, downstairs shower room and family bathroom. Externally you have both front and rear gardens with further benefits including a garage with off road parking.

Property Description

ENTRANCE

Frosted double glazed door and window to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Radiator, stairs to first floor, doors to lounge and dining room.

LOUNGE

Double glazed window to front aspect. Radiator, open to dining room.

DINING ROOM

Double glazed sliding doors to garden, double glaed window to rear. Radiator, open to kitchen.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with square edge work surface and upstand, integrated oven and grill, integrated 5 ring gas hob, extractor hood, integrated dishwasher, one and a half stainless steel sink with mixer tap, space for fridge/freezer, tiled floor, door to utility room.

UTILITY ROOM

Double glazed door to garden. Stainless steel sink with mixer tap. space for washing machine and tumble dryer, wall mounted and floor standing units with square edge work surface and upstand, wall mounted boiler, tiled floor, door to shower room.

SHOWER ROOM

Frosted double glazed window to front aspect. Low level w.c., vanity wash hand basin with mixer tap, corner shower cubicle with electric shower, radiator, tiled walls and floor.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed windows to front and rear aspects. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Storage cupboard, radiator.

BEDROOM FOUR

Double glazed window to front aspect. Storage cupboard, radiator.

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with shower attachment over mixer tap, vanity wash hand basin with mixer tap, low level w.c., tiled walls, radiator.

OUTSIDE

GARAGE & PARKING

Garage to rear with electric door, courtesy door to garden, double glazed window to garden, power and lights, off road parking.

FRONT GARDEN

Mainly laid to lawn, bush border, pathway to front door.

REAR GARDEN

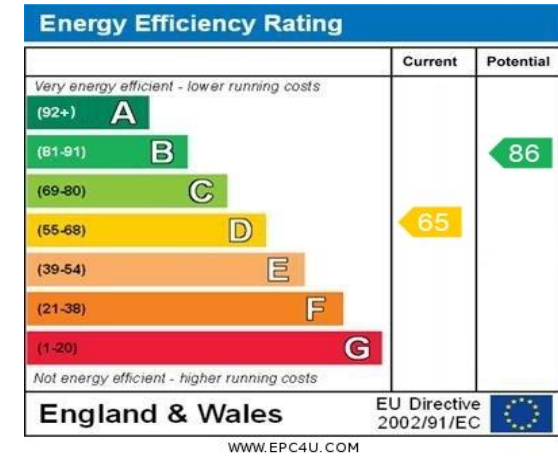
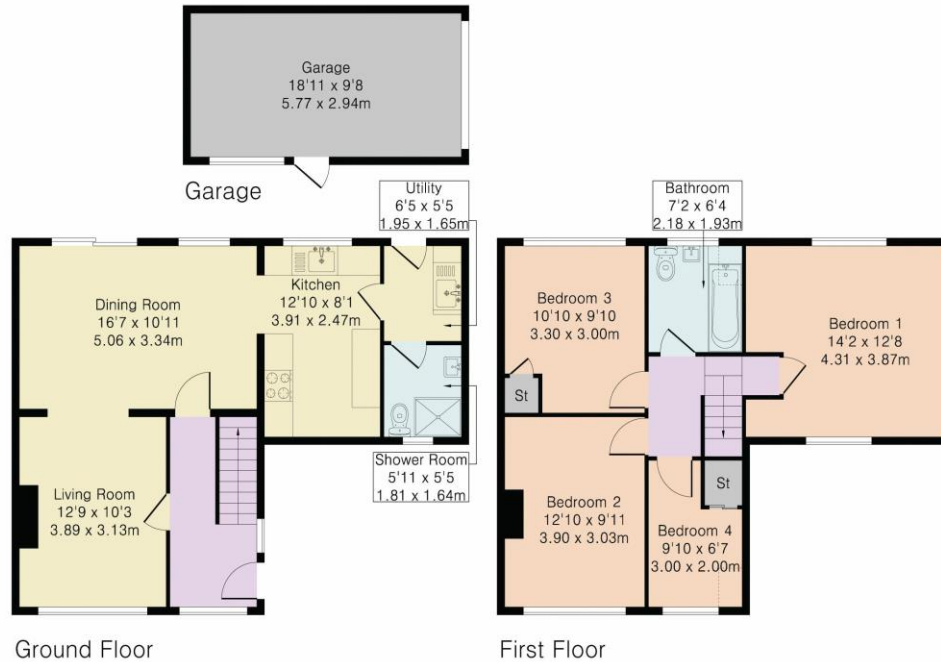
Mainly laid to lawn with patio area, side gated access, courtesy door to garage, flower border, electrics, enclosed by timber fencing panels.

Approximate Gross Internal Area 1355 sq ft - 125 sq m

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 586 sq ft – 54 sq m

Garage Area 183 sq ft – 17 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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