







**£360,000**

Situated in the modern development in Eagle Farm South is this three-bedroom end of terrace family home. The property comprises downstairs cloakroom, lounge, kitchen/diner with integrated appliances leading to the rear garden, en-suite to main bedroom and family bathroom. Further benefits include allocated parking and a driveway for multiple vehicles.

# Property Description

## ENTRANCE

Composite door to entrance hall.

## ENTRANCE HALL

Radiator, stairs to first floor, doors to cloakroom and lounge.

## CLOAKROOM

Radiator, low level w.c., corner wash hand basin with mixer tap, splash back tiling.

## LOUNGE

Double glazed windows to front and side aspects. Radiator, door to kitchen/diner.

## KITCHEN/DINER

Double glazed window to rear and double glazed double doors to rear. Range of wall mounted and floor standing units with square edge work surface over, integrated oven and gas hob, extractor hood, stainless steel sink with mixer tap, integrated washing machine, fridge/freezer and dishwasher, wall mounted boiler, storage cupboard, radiator.

## LANDING

Storage cupboard, radiator, 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 side aspect. Radiator, shower cubicle, low level w.c. wash hand basin with mixer tap.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., panelled bath with shower attachment over mixer tap, wash hand basin with mixer tap, part tiled walls.

## OUTSIDE

## PARKING

Driveway providing off road parking, allocated parking space.

## FRONT GARDEN

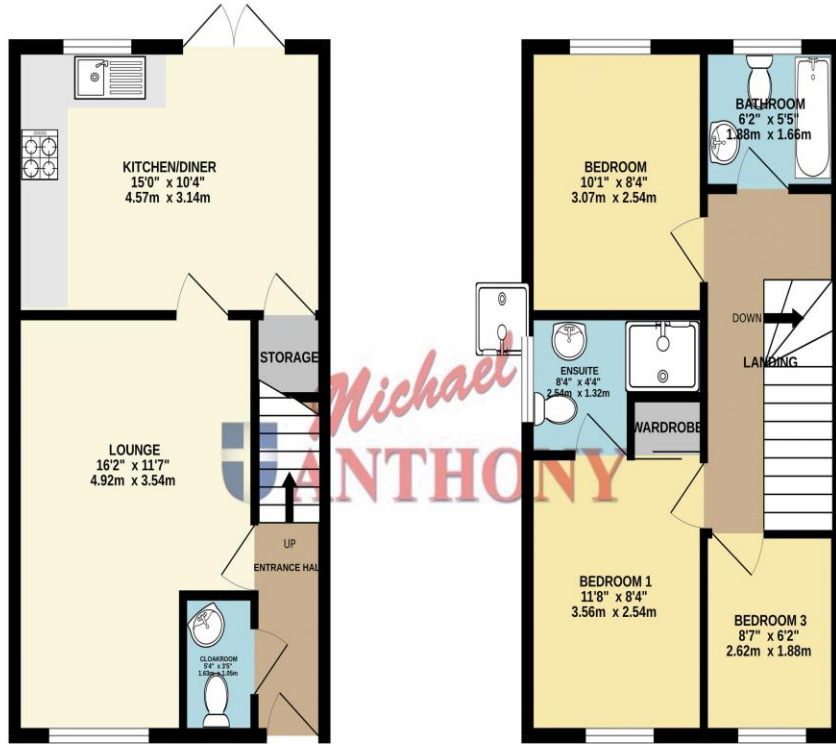
Pathway to front door, bush border.

## REAR GARDEN

Laid to lawn with patio area, shed, side gated access, outside tap, enclosed by timber fencing panels.

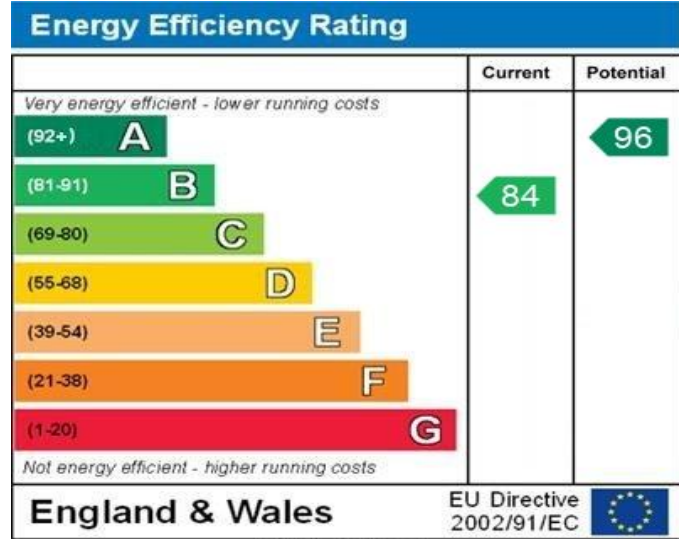
GROUND FLOOR  
397 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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