





**£325,000**

Positioned in a quiet cul-de-sac location on the popular Scotts estate is this three-bedroom terraced family home. The property boasts a converted garage offering a second reception that can be used as either a dining room, study or fourth bedroom. Further benefits include a kitchen, family bathroom, lounge leading on to a private rear garden and off-road parking.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, doors to dining room, lounge and kitchen, storage cupboard, stairs rising to first floor.

## LOUNGE

Double glazed double doors and window to rear. Radiator.

## DINING ROOM

Double glazed window to front aspect. Two radiators.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of base and eye level units with granite work surface and upstand over, space for fridge freezer, cooker, washing machine, and dishwasher; inset porcelain sink with mixer tap and drainer.

## LANDING

Doors to bedrooms and bathroom, loft access, storage cupboard housing wall-mounted boiler.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, heated towel rail, wash hand basin, panelled bath with shower attachment over, fully tiled walls.

## OUTSIDE

## PARKING

Off-road parking for two cars.

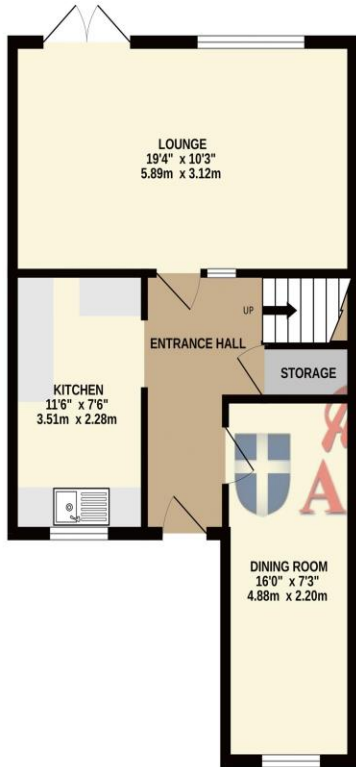
## FRONT GARDEN

Laid to lawn with path to front door, gravel border, shrub borders.

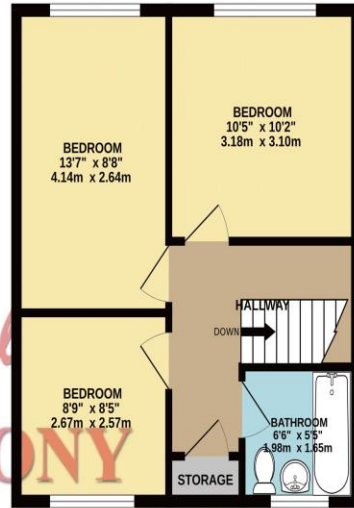
## REAR GARDEN

Decking area, shed, rear gated access, enclosed by timber fence panelling.

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.

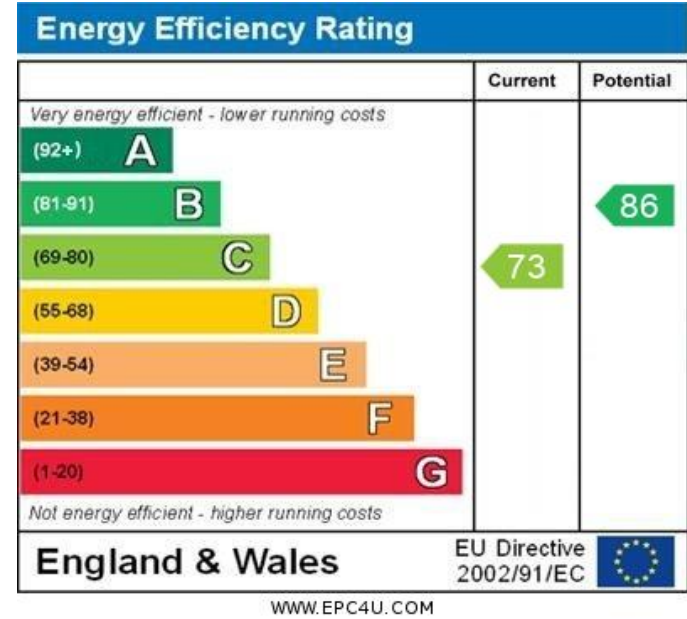


TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

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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