







**£340,000**

Located on the sought after housing development of The Racecourses is this three bedroom semi detached family home positioned in a cul-de-sac location. The property boasts a lounge, kitchen/diner, refitted family bathroom and a converted garage. Further benefits include off road parking and a private rear garden.

# Property Description

## ENTRANCE

Double glazed door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, radiator, door to lounge.

## LOUNGE

Double glazed bay window to front aspect. Storage cupboard, radiator, feature fireplace, door to kitchen.

## KITCHEN/DINER

Double glazed window to rear, double glazed sliding door to rear. Range of wall mounted and floor standing units with rolled edge work surface over, breakfast bar, part tiled walls, integrated electric oven and five ring gas hob, extractor hood, integrated microwave oven, integrated fridge/freezer, stainless steel sink with mixer tap, integrated dishwasher and washing machine, radiator.

## LANDING

Access to boarded loft space with ladder and light, doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built in wardrobe.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobe.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

## BATHROOM

Frosted double glazed window to rear aspect. 'P' shaped bath with mixer tap and shower attachment over, heated towel rail, fully tiled walls, low level w.c., wash hand basin with mixer tap.

## OUTSIDE

### CONVERTED GARAGE

Converted garage, wall mounted boiler, pipes for heating, power and light, door to storage space which has loft access to eaves.

### FRONT GARDEN

Pathway to front door, bush border, patio area.

### REAR GARDEN

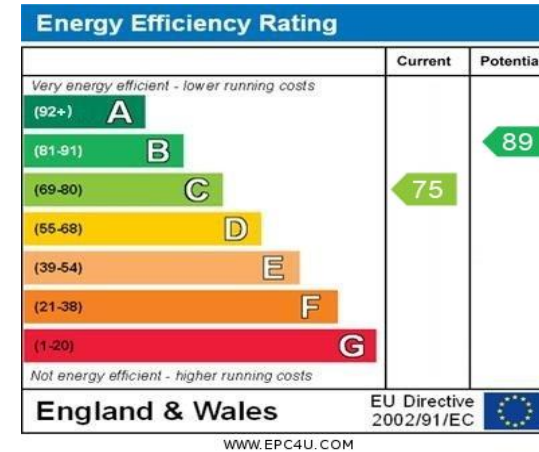
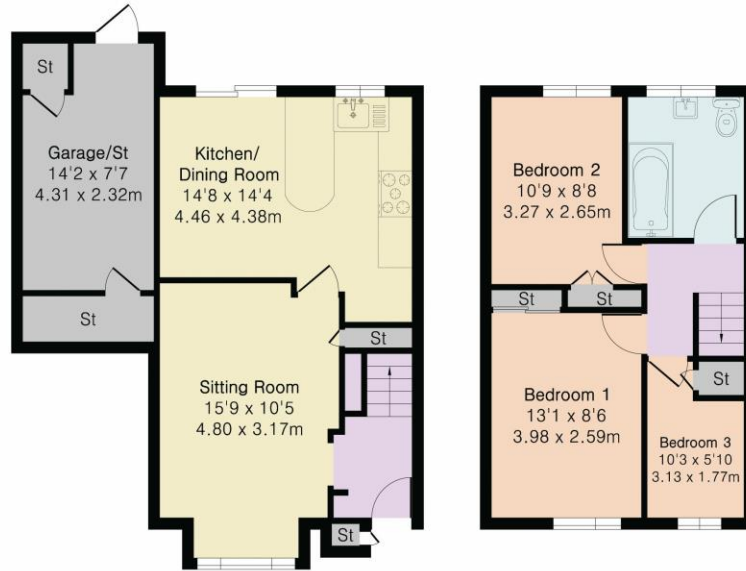
Enclosed by timber fencing panels, laid to lawn with decking area, two sheds, outside tap and light, side gated access, bush/tree border,

**Approximate Gross Internal Area 722 sq ft - 67 sq m  
(Excluding Garage)**

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 353 sq ft – 33 sq m

Garage Area 130 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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