



- Recently Extended and Modernised
- Lounge
- Shower Room WC
- Council Tax Band D / EPC Rating C

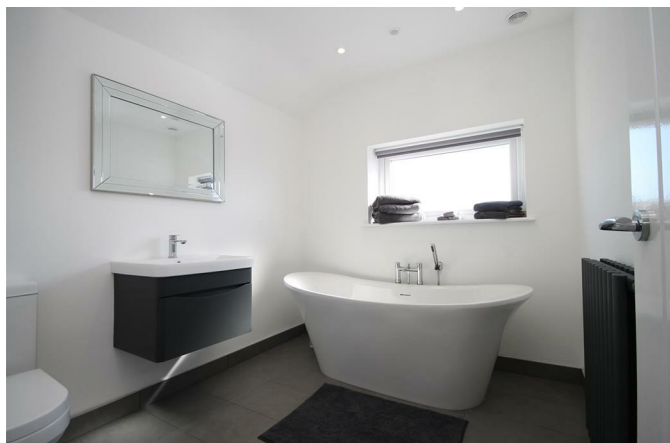
- 3 Bedrooms
- Bathroom
- South Facing Rear Garden

- Open Plan Kitchen/Dining/Living
- Utility Room
- Views Over Fields

A recently modernised and extended 3 bedroom detached house, in an excellent location with south facing garden and views over countryside. Extended and updated by the current owners, this property provides spacious family accommodation. The Reception Hall leads to the Lounge to the front and door to the magnificent open plan Kitchen, Dining and sitting room with feature lantern style roof light and doors to the rear garden. The Kitchen is fitted with a comprehensive range of wall, drawer and base units with breakfast bar, inset sink, electric oven and Induction hob with extractor over. From the kitchen is a useful playroom or study. From the entrance hall is the utility Room with storage cupboards and plumbed for a washer and dryer. Door to En Suite Shower/WC fitted with a double shower enclosure with mains shower, wash basin with storage and WC. Stairs lead from the hall to the First Floor Landing, Bedroom 1 is a spacious double with views over fields. Bedroom 2 is a double to the rear with Bedroom 3 to the front. The family Bathroom/WC is fitted with a contemporary white suite, with wc, wash basin and a freestanding bath with shower attachment.

Ladywell Way is conveniently located for excellent village amenities including Pont Park, schools for all ages, wide choice of shops, a range of sporting and leisure facilities and variety of pubs and restaurants.





Energy Performance: Current C Potential B

Council Tax Band: D

Distance from School:

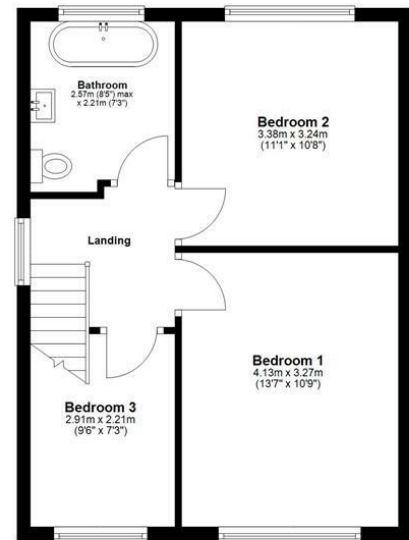
Distance from Metro:

Distance from Village Centre:

Ground Floor



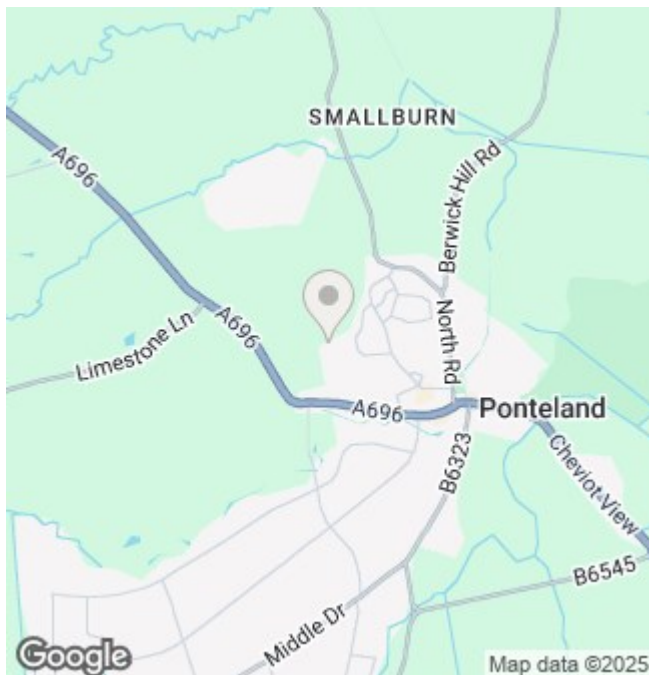
First Floor



Total area: approx. 116.4 sq. metres (1252.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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