



Good Choice Property Sales Ltd are proud to offer for sale this well presented and extended semi detached property situated in the popular area of The Headlands, near to schools, amenities and parks.

Accommodation includes entrance hall, living room, utility, WC and open plan kitchen/dining/family room. To the first floor are three bedrooms and a modern four piece bathroom. Outside are generous rear gardens and a front garden with off road parking for one vehicle. (A/106m2/L)

Key Features:

- EXTENDED SEMI DETACHED
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN - DINING - FAMILY ROOM
- SEPARATE LIVING ROOM
- UTILITY & WC
- THREE BEDROOMS
- MODERN FOUR PIECE BATHROOM
- GENEROUS WEST FACING REAR GARDEN
- DRIVEWAY
- COUNCIL TAX BAND C
- NEAR TO SCHOOLS, AMENITIES AND PARKS



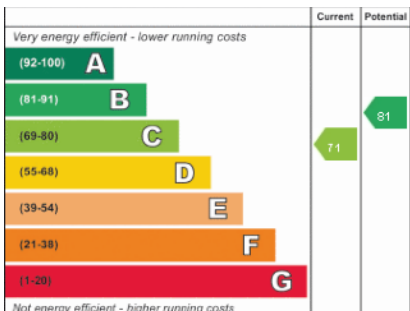
Ian Jackson
01604 631403
07799 777968
ian@goodchoiceproperty.co.uk
www.goodchoiceproperty.co.uk
@iangoodchoice



Property Info:

Construction Type: standard
Level Access: no - step
Wide Doorways: no
Flooded in last 5 years: no
Gas Mains Connected: yes
Electricity Mains Connected: yes
Water & Sewerage Connected: yes
Broadband Available (source Ofcom): yes

Mobile Phone Signal (source Ofcom): yes
Heating: gas
Solar Panels: no
Freehold: yes
Leasehold: no
Lease Term Remaining: N/A
Ground Rent: N/A
Service Charge(s): N/A
Any known Planning/Developments: no



Entrance Hall

'Amtico' flooring, composite front door, two double glazed windows to the front, radiator, stairs to the first floor, under stairs cupboard and doors leading to:

Living Room

4.3m to bay x 3.8m (14'1 x 12'6)

'Amtico' flooring, radiator, real working fireplace, Satellite TV point and Bay uPVC double glazed window to the front.

Open Plan Kitchen Dining Family Room (extended)

Kitchen Area

5.8m x 2m (19' x 6'6)

'Amtico' flooring, base and wall units, work surface, one and a half ceramic sink and drainer, fitted fridge/freezer, dishwasher, double electric oven with gas hob, tiling to water sensitive areas and extractor. Walk in cupboard, radiator, uPVC double glazed window to the rear, skylight, breakfast bar opening into the dining area.

Dining Area

3.5m x 3m (11'5 x 9'8)

Stripped floorboards, radiator, skylight, double glazed door and two double glazed windows to the rear garden and opening to the family area.

Family Area

3.6m x 3.5m (11'8 x 11'5)

Stripped floorboards, dual fuel stove, original period cupboards and door to the hall.

Utility Room

1.5m x 1.4m (4'11 x 4'7)

Vinyl flooring, base and wall units, worktop, space for a washing machine and dryer, double glazed door to the front, extractor and sliding door to the WC.

WC

1.4m x 0.75m (4'7 x 2'6)

Vinyl flooring, dual flush WC, radiator, wall mounted hand basin, radiator and double glazed window to the rear.

First Floor Landing

Carpet, loft access (ladder - part boarded), double glazed window to the side and doors to:

Bathroom

2.6m x 2.1m (8'6 x 6'11)

Vinyl flooring, dual flush WC, mounted wash basin, shower cubicle, bath with shower attachment, radiator, tiling to water sensitive areas and double glazed windows to the side and rear.

Bedroom 1

4.2m to bay x 3.6m (14' x 11'8)

Carpet, radiator, Bay double glazed window to the front and two fitted wardrobes.

Bedroom 2

3.6m x 3.7 m (11'8 x 12'1)

Carpet, radiator, fitted wardrobe and double glazed window to the rear.

Bedroom 3

2.5m x 2.1m (8'2 x 6'9)

Carpet, radiator and double glazed window to the front.

Rear Garden

Large, west facing, fence enclosed with large patio area leading to a lawn with trees, shrubs, borders, shed, light and tap.

Front Garden / Parking

Lawn, shrubs, block paved driveway for one vehicle and gated access to the rear garden.

Ian Jackson
 01604 631403
 07799 777968
 ian@goodchoiceproperty.co.uk
 www.goodchoiceproperty.co.uk
 @iangoodchoice



Disclaimer: These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info regarding restrictions/rights of way/easements/covenants please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.