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# Summary

**\*\*HEAVILY EXTENDED FOUR BEDROOM SEMI DETACHED HOME\*\*REFITTED KITCHEN\*\*TWO RECPETION ROOMS AND SUN ROOM\*\*GUEST WC\*\*GARAGE AND DRIVEWAY\*\*FOUR GENEROUS BEDROOMS\*\*FITTED BATHROOM\*\*GENEORUS CORNER PLOT\*\*POPULAR LOCATION\*\***

Welcome to Simmonds Road – a heavily extended and beautifully improved four-bedroom semi-detached home, occupying a generous corner plot in one of the area’s most sought-after locations. Ideally situated close to a wide range of local amenities including shops, excellent schools, and convenient road and transport links, this property offers spacious and versatile living perfect for modern family life.

To the front, the home boasts a block-paved driveway, two attractive lawned areas, and an integral garage, all contributing to its impressive kerb appeal.

Step inside via the entrance porch into a welcoming hallway. The ground floor offers a bright and comfortable lounge, a separate dining room that opens into a stunning sunroom, and a stylish refitted kitchen with high-quality finishes. A convenient guest WC completes the downstairs accommodation.

Upstairs, you’ll find four well-proportioned bedrooms and a modern family bathroom – ideal for growing families or those needing flexible space for home working.

# Key Features

- HEAVILY EXTENDED FOUR BEDROOM SEMI DETACHED HOME
  - GARAGE AND DRIVEWAY
  - FITTED BATHROOM
  - TWO RECPETION ROOMS
  - VIEWING ESSENTIAL
- GENEROUS CORNER PLOT
  - REFITTED KITCHEN
  - POPULAR LOCATION
  - LARGE MASTER BEDROOM
  - CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!

# Rooms and Dimensions

## Entrance Hall

**Lounge**  
16'0" x 12'11" (4.895m x 3.941m)

**Dining Room**  
10'0" x 17'5" (3.051m x 5.330m)

**Sun Room**  
8'1" x 7'11" (2.481m x 2.433m)

**Refitted Kitchen**  
13'9" x 9'11" (4.198m x 3.029m)

**Guest WC**

**Garage**

## First Floor Landing

**Bedroom One**  
11'9" x 14'6" (3.600m x 4.426m)

**Bedroom Two**  
9'11" x 11'10" (3.040m x 3.607m)

**Bedroom Three**  
15'2" x 11'9" (4.634m x 3.583m)

**Bedroom Four**  
7'1" x 9'6" (2.184m x 2.901m)

**Family Bathroom**  
7'6" x 5'8" (2.295m x 1.729m)

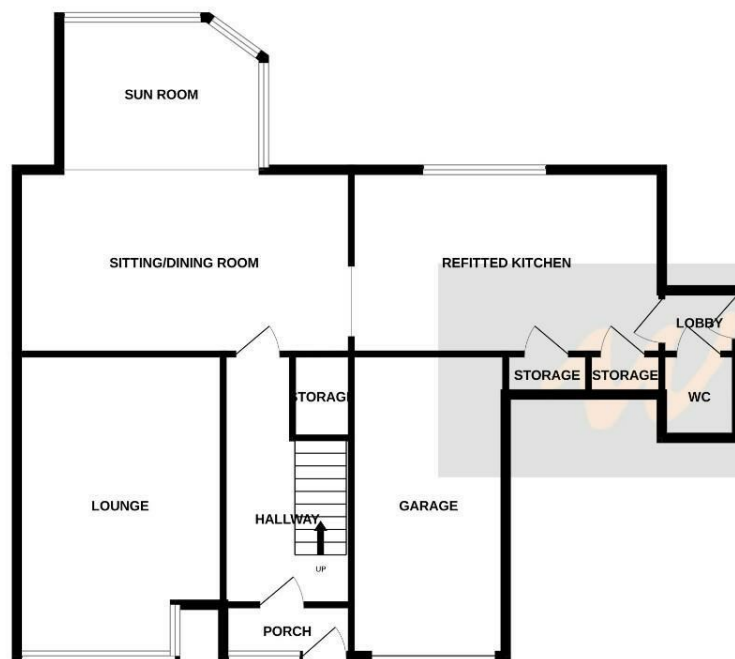
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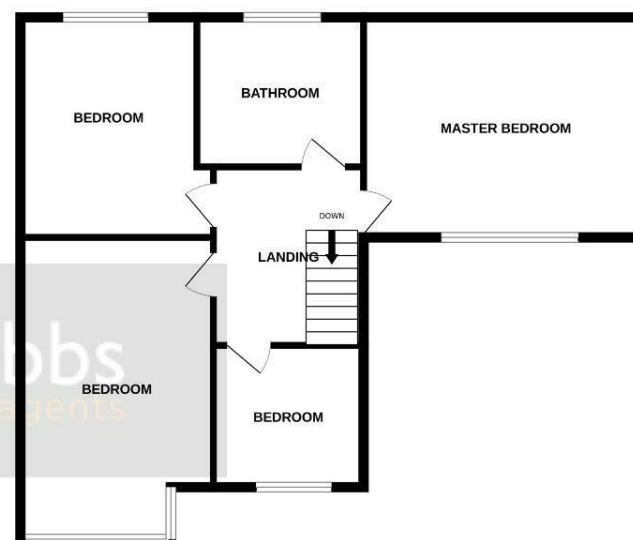




GROUND FLOOR

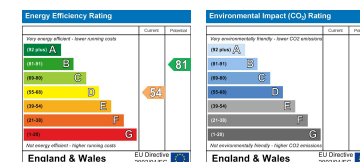


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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