



### 3 Bedroom Semi-Detached House with Garage and Garden

This three bedroom semi-detached house is a lovely family home. There is an open plan living-dining room and a well equipped kitchen with gas hob, dishwasher and large fridge freezer. The separate utility room has a washing machine and there is a downstairs cloakroom WC. Upstairs there are two double bedrooms and a single bedroom, all with wardrobe cupboards. The modern family bathroom has a full length bath with shower over. Outside the enclosed rear garden is mainly laid to lawn and there is a patio area that is ideal for outside entertaining. Integral single garage and driveway parking. Double glazing throughout, gas central heating, EPC band D. Council tax band D. Viewing highly recommended.





## ACCOMMODATION

### Living-Dining Room 21' 4" x 11' 6" (6.5m x 3.5m)

The dual aspect living-dining room has a double glazed window that overlooks the front garden, and a patio door that opens onto the garden. There is a feature fireplace, two radiators with thermostatic valves and a TV point.

### Fitted Kitchen 9' 10" x 9' 9" (3m x 2.97m)

The fitted kitchen is well equipped with a sink and mixer tap, a four ring gas hob and fan oven, a large American style fridge freezer and a dishwasher. A good range of kitchen cupboards provides plenty of storage and there is a double glazed window that overlooks the rear garden.

### Utility Room 11' 10" x 7' 3" (3.6m x 2.2m)

The utility room has a washing machine and a range of storage cupboards. There is a door leading to the back garden, and a separate door that leads to the integral garage.

### Downstairs Cloakroom WC

The downstairs cloakroom WC has a wall mounted basin, a radiator and a WC.

### Master Bedroom 11' 2" x 8' 10" (3.4m x 2.7m)

The master bedroom has a double glazed window that overlooks the front garden. There is a radiator with thermostatic valve and a wardrobe.

### Double Bedroom 2 10' 4" x 9' 10" (3.14m x 3m)

The second double bedroom has a double glazed window that overlooks the rear garden. There is a radiator and a wardrobe.

### Bedroom 3 8' 6" x 8' 0" (2.6m x 2.45m)

The third single bedroom has a double glazed window that overlooks the side of the property, a radiator and a fitted cupboard.

### Family Bathroom 8' 6" x 4' 11" (2.6m x 1.5m)

The family bathroom has a full length bath with shower over. There is a wall mounted basin with storage underneath and a wall mounted cabinet with mirror doors, a WC and a heated towel rail. There are two double glazed windows that overlook the garden, a bathroom storage cabinet and an extractor fan.

### Rear Garden

The enclosed rear garden is mainly laid to lawn. There is a patio area at the back of the house which is ideal for outside entertaining. A storage box provides useful additional storage.

### Garage

The integral garage has light and power. It has a good range of storage cupboards and shelving.

### Driveway Parking

There is driveway parking at the front of the property.

### EPC & Council Tax

Energy Performance Certificate band D. Council tax band D, £2233.93 for 2024-25.

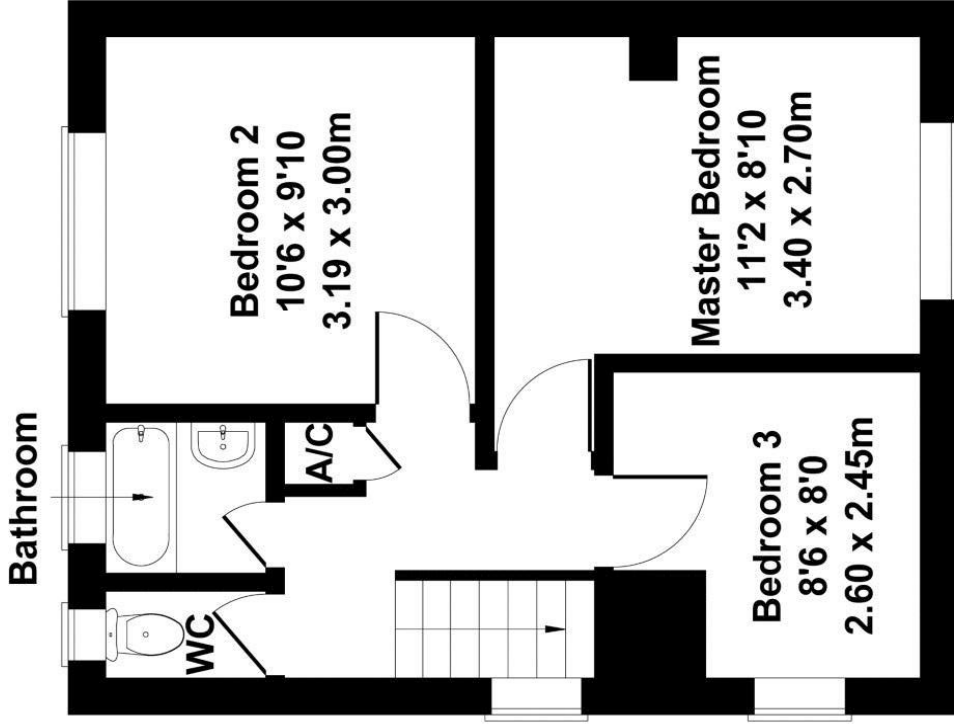




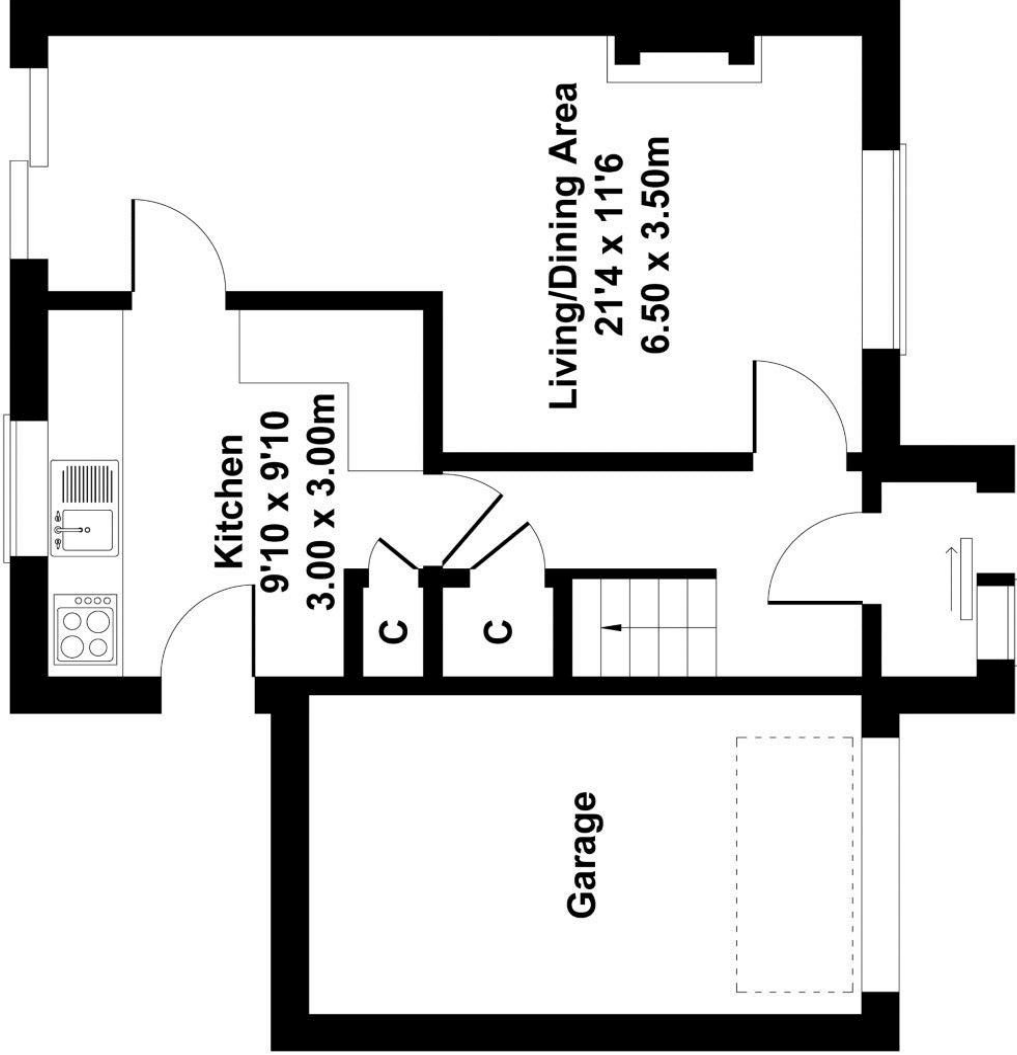
FLOOR PLAN

# Oakwood Rise

Approximate Gross Internal Area  
732 sq ft - 68 sq m  
(Excluding Garage)



FIRST FLOOR



GROUND FLOOR

## IMPORTANT NOTICE

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# Bardens

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