



### 4 Bedroom Semi-Detached House with Garden and Driveway Parking

This semi-detached house sits in a quiet cul-de-sac, walking distance to High Brooms mainline station. The property has been recently extended but needs modernising. There is an open plan kitchen-dining room with French doors that open onto the garden. Also on the ground floor is a modern wet room, a living room and a study/bedroom 4. Upstairs the property has two double bedrooms, a single bedroom, and a family shower room. The enclosed rear garden has two sheds, an area of lawn, a patio and two ponds. Double glazing throughout, gas central heating, EPC band D. Council tax band D. Driveway parking for several vehicles. No chain. Viewing highly recommended.





#### **Double Bedroom 2** 10' 1" x 9' 10" (3.08m x 2.99m)

The second double bedroom has a double glazed window that overlooks the rear garden. The room has a radiator.

#### **Family Shower Room** 7' 10" x 5' 8" (2.4m x 1.72m)

The family shower room has a walk-in corner shower and a wall mounted basin with mixer tap and storage underneath. There are two double glazed windows, a heated towel radiator, a WC and a wall mounted cabinet with mirror door.

#### **Bedroom 3** 8' 0" x 7' 10" (2.43m x 2.4m)

The third bedroom has a double glazed window that overlooks the front of the property and a radiator. There is a fitted single bed frame and some fitted shelves.

#### **Driveway Parking**

The property has driveway parking for several vehicles.

#### **Location**

The house sits in a quiet cul-de-sac off Greggs Wood Road. Budgens local supermarket is a 6 minute walk. Asda Supermarket is a 3 minute drive away. High Brooms mainline station is less than a mile away, or a 15 minute walk. Royal Victoria Place shopping centre is just over 5 minutes away by car.

#### **EPC & Council Tax**

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

## **ACCOMMODATION**

#### **Living Room** 15' 1" x 11' 8" (4.6m x 3.55m)

The living room has a double glazed window that overlooks the front of the property. There are two radiators and a TV point.

#### **Dining Room** 23' 0" x 9' 10" (7m x 2.99m)

The dining room is open plan to the kitchen. The room has French doors that open onto the garden, a TV point and a radiator.

#### **Kitchen** 15' 9" x 9' 10" (4.8m x 3m)

The kitchen is in need of modernisation. There is a sink with mixer tap and a double glazed window that overlooks the garden. There is a back door, space for a cooker and a washing machine. A good range of kitchen cupboards provides plenty of storage.

#### **Downstairs Wet Room** 7' 9" x 6' 1" (2.36m x 1.85m)

The modern downstairs wet room has a wall mounted basin with mixer tap and storage underneath. There is a low level WC, an electric shower and heated towel rail. The room has a double glazed window and an extractor fan.

#### **Downstairs Study/Bedroom 4** 11' 11" x 6' 1" (3.62m x 1.85m)

The downstairs study/bedroom 4 has a double glazed window that overlooks the front of the property. There is a radiator and wood effect laminate flooring.

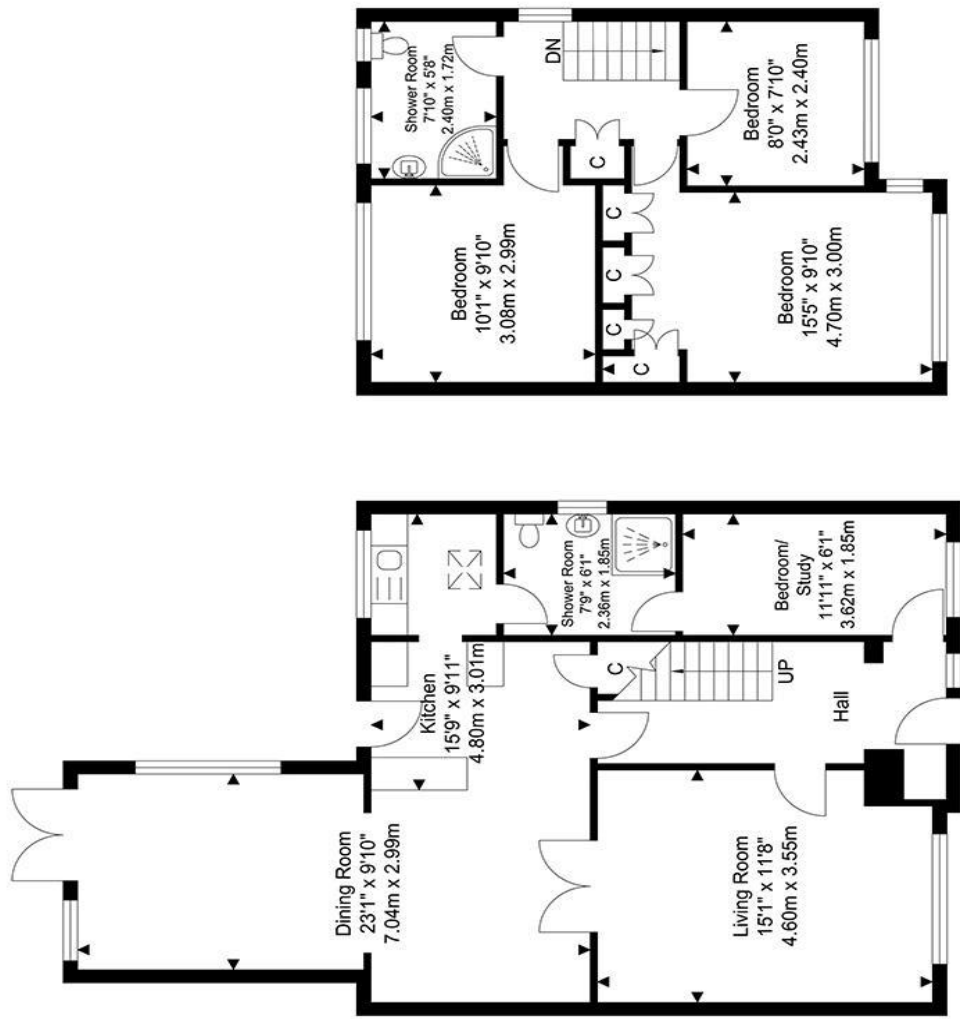
#### **Master Bedroom** 15' 5" x 9' 10" (4.7m x 3m)

The master bedroom has a double glazed window that overlooks the front of the property. There is a range of fitted drawers and wardrobes, providing plenty of storage, and a radiator.





FLOOR PLAN



First Floor  
Approximate Floor Area  
430.98 SQ.FT.  
(40.04 SQ.M.)

Ground Floor  
Approximate Floor Area  
843.78 SQ.FT.  
(70.39 SQ.M.)

TOTAL APPROX FLOOR AREA 1188.65 SQ. FT / 110.43 SQ. M  
For Identification Purposes Only.

## IMPORTANT NOTICE

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# Bardens

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