



6 Forest Dale

This well-presented three bedroom detached family home benefits from a corner plot with a double-width driveway and garage and features both a lounge and separate dining room.

Forest Dale itself is only a short walking distance to the park, marina, primary and secondary schools and convenient for the shops and restaurants in the town centre, which makes the property ideal for families wanting to be close to amenities.

Viewers will also note that in addition to having two reception rooms, the master bedroom is also particularly generous, measuring 4.63m x 2.99m. The current owners have lived at the property for many years and during this time they have not only updated and improved the property internally but also established the gardens which has enhanced the privacy. A timber cabin/games room adds further versatility to the outside space for entertaining and could be of particular interest to buyers who work from home or alternatively need a larger workshop in addition to the already-existing one to the rear of the property.

- Three Bedroom Detached House
- Lounge & Dining Room
- Garage & Double-Width Driveway
- Situated On A Corner Plot
- Gas-Fired Central Heating
- Timber Cabin/ Games Room
- Walking Distance of Schools, Park & Marina
- Council Tax Band C
- EPC 'C 69',
- Tenure: Freehold







Entrance via canopy porch and uPVC door leading into the: **Entrance** – With stairs to the first floor and doors to the lounge and dining room.

Lounge 4.69m x 3.49m – The lounge is a lovely size and has a double aspect with uPVC windows overlooking the front and side gardens. Radiator, two wall lights and feature fireplace with marble style insert and coal-effect gas fire.

Dining Room 4.63m x 2.97m – With uPVC window to the front, radiator, two wall-lights and door to the: **understairs cupboard** – having uPVC obscured window to the rear, power point, light and space for fridge.

Breakfast Kitchen 3.75m x 2.72m – The kitchen features a range of modern fitted cupboard and drawers with work surfaces over, having an inset stainless steel sink/drainer with mixer tap. Integral appliances include an eye level oven and grill, four ring gas hob with stainless steel style extractor canopy and an integral fridge/freezer. Space washing machine and tumble dryer, contemporary vertical radiator, tiled floor and splashback tiling as appropriate.

First Floor Landing – Having uPVC window, access to the boarded loft, radiator and doors arranged off to:

Bedroom One 4.63m x 2.99m – Bedroom one is a generous double and has uPVC window to the front aspect. Radiator, double cupboard housing the gas-fired central heating boiler.

Bedroom Two 2.74m x 2.58m – Also a double bedroom with uPVC window to the front, radiator.

Bedroom Three 2.56m x 1.78m – With uPVC window to the side aspect, high sleeper bed with desk and wardrobe under. Radiator.

Bathroom – The bathroom comprises a suite of low profile close-coupled WC, pedestal hand basin and panel bath with central taps and shower unit with both hand-held shower and rain head. Tiled walls, radiator.

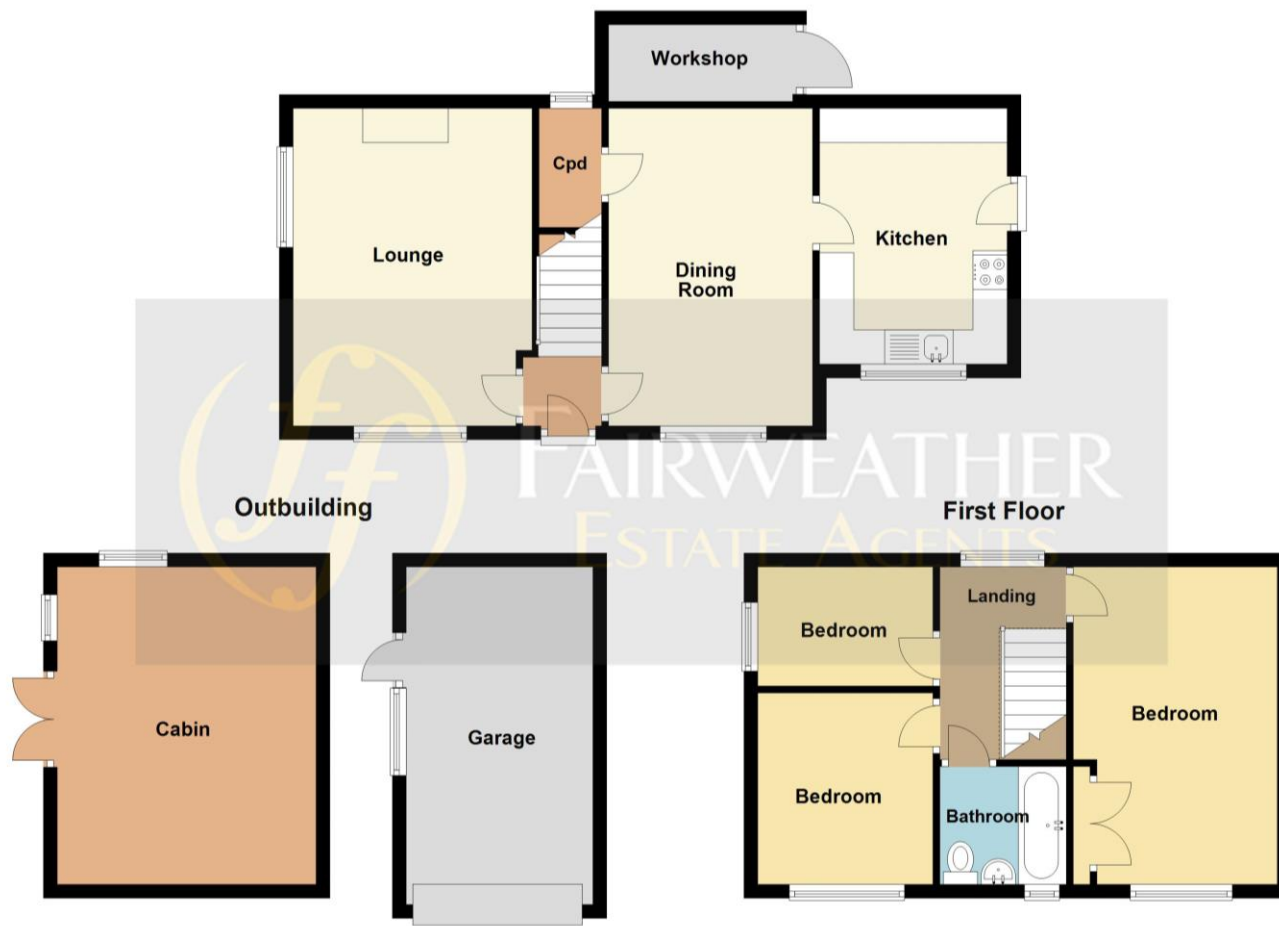
Outside

As you can see from the photos, the property benefits from a generous corner plot with predominantly low maintenance gardens to the front and sides. To the far right of the plot there is a double-width driveway with gates opening up to a lawned area for further parking. The driveway also gives access to the: **Detached Garage 4.89m x 2.79m** which has up/over door, power light and service door to the side.

Alternatively the property can be approached by the front gate leading to the canopied entrance and via further hand gate to the two patio areas, which can also be accessed from the kitchen. The patio benefits from a covered seating area, a lean-to workshop at the rear and electrics in place for a hot-tub. The owners have also invested in a substantial timber **Cabin/Games Room 4.54m x 3.68m**, ideal not just for outside entertaining, but buyers working from home or a workshop/hobby room. This could also be included in the asking price.







NOTE: Tenure: Freehold.

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