



6 West Fen Drainside

This spacious property in Frithville is in a pleasant semi-rural location with open country fields to the rear as far as the eye can see and yet is less than five minutes by car to the town centre itself. It is also only a short walk from Frithville Primary School and so will naturally prove popular with young families.

This very well-presented property benefits from uPVC doors and windows throughout and an oil fired central heating system. It has generous 20'0 x 15'0 lounge which runs from the front of the property to the back and so would be ideal for patio doors, or for the addition of a conservatory. The current owners have actually had a concrete base laid outside in readiness for a conservatory in future years. The property also has a separate dining room and has three double bedrooms and a modern bathroom to the first floor.

The rear garden is a really good size and comprises areas of gravel, decking and lawn. It is also south facing and so has been a great garden for enjoying full sunshine in the warmer months. The front of the property has a gravelled driveway providing off road parking for several vehicles.

EPC - E

Council Tax Band A



Entrance – uPVC front door opens through into the entrance hall - which has a tiled floor, uPVC window to the front aspect, radiator and staircase to the first floor accommodation.

Lounge 17'9 x 13'10 – Having uPVC windows to both the front and rear aspect, wood laminate flooring, radiators and an attractive fireplace with wooden fire surround, back panel and hearth with electric fire inset.



Kitchen 10'10 x 10'2 – Has a uPVC window to the rear aspect and a tiled floor. Units comprise a range of work surfaces with drawer and cupboard units at both base and eyelevel. There is a single drainer sink unit with mixer tap and splashback wall tiling where appropriate and space and point for an electric cooker with extractor fan over. Door opens to under stairs storage cupboard/pantry.

Dining room 13'1 x 9'8 – Has uPVC door and window to the front aspect as well as a uPVC door and window to the rear garden. The dining room has beams to the ceiling and a pendant light fitting, vinyl flooring and a radiator.

Bedroom One 13'11 x 10' – Has a uPVC window to the rear aspect overlooking open country fields and a radiator.

Bedroom Two 10'11 x 10'2 – Has a uPVC window to the rear aspect overlooking the rear garden, open views and a radiator.

Bedroom Three 10'6 x 7'5 – Has a uPVC window to the front aspect and radiator.

The Bathroom 7'2 x 5'6 - Comprises a three-piece, white bathroom suite of panel bath, pedestal wash hand basin and low-level WC. The walls are fully tiled, there is a uPVC window to the side aspect and a radiator.

Outside

To the front of the property a gravel driveway provides ample off-road car parking for several vehicles. The generous rear garden enjoys views over open country fields as far as the eye can see and is enclosed by a range of hedging and fencing. It is laid mainly to lawn with gravelled and decked areas ideal for eating outside and enjoying full sunshine from the south facing rear garden.





Ground Floor



First Floor



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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