



14 Churchill Drive

Offered with no onward chain, this well-presented property is situated within a popular residential location convenient to the shops on Eastwood Road and a local primary school.

Benefitting from uPVC doors and windows throughout and a brand new gas fired combi boiler (fitted on 19th June 2024) with a seven year warranty, the property offers accommodation to include both a lounge and separate dining room and a spacious utility room off the kitchen which leads to a second full bathroom suite on the ground floor and not just a cloakroom!

There is a second modern bathroom to the first floor along with two double bedrooms and a third room which could be used either as a dressing room or study, child's room or a nursery.

The rear garden follows a low maintenance design with paving and flower beds which provides an ideal space to sit outside with a table and chairs in the spring and summertime without the upkeep of mowing a lawn. A driveway to the front provides off road parking and access to the garage.

EPC - D

Council Tax Band - B

Drainage - Mains



Entrance – A part glazed front door leads into the:

Entrance Hall – Having wood laminate floor covering, staircase to the first floor accommodation, door through to the kitchen and additional door leading through to the:

Lounge 5.39 m x 3.12 m (17'8 x 10'2) – Having a uPVC window to the front aspect with fitted vertical blinds, a fireplace comprises a living flame effect gas fire with marble back panel, surround and hearth. There is a radiator, a central ceiling light point, a range of fitted shelving and French doors opening through to the:

Dining Room 5.0 m x 2.46 m (16'4 x 8'0) - Has a uPVC window with vertical fitted blinds to the rear aspect, a radiator, central ceiling light point and door through to the:



Kitchen 5.49 m x 2.59 m (18'0 x 8'5) – Has a uPVC window to the rear aspect and a tiled floor. There is a range of wood effect work surfaces with cream coloured drawer and cupboard units at both base and eye-level including a breakfast bar with space for breakfast stools beneath, a free standing gas oven with extractor fan above which can be included within the sale of the property and a single drainer stainless steel sink unit has splashback wall tiling where appropriate. A walk-in pantry has light and shelving and provides useful storage in addition to a further built-in store cupboard. A part glazed door leads through to the:

Utility Room 2.83 m x 2.49 m (9'3 x 8'2) – Having a uPVC door and window to the side aspect, radiator, plumbing for a washing machine and cupboard units at both base and eye-level. A brand new Veissman gas fired combination boiler was fitted on 19th June of this year (2024) and is covered by the manufacturer's warranty for 7 years.

Ground Floor Bathroom – (In addition to a bathroom located on the first floor) - Has a uPVC window to the rear aspect, radiator, fully tiled walls and floor and comprises a three piece bathroom suite of panel bath with shower unit above and curved shower screen, low level WC and pedestal wash hand basin.

First Floor Accommodation:

First Floor Bathroom – Has a uPVC window to the rear aspect, a radiator and comprises a three-piece modern white bathroom suite of panel bath, pedestal wash hand basin and low level WC.

Bedroom One 3.65 m x 3.22 m (11'11 x 10'6) – Has a uPVC window to the rear aspect, radiator and bedroom furniture open to negotiation.

Bedroom Two 3.08 m x 2.80 m (10'1 x 9'2) – Has a uPVC window to the front aspect, radiator and a triple wardrobe open to negotiation.

Study/Nursery/Dressing Room 2.04 m x 1.80 m (6'8 x 5'10) – Not large enough to be considered as an adult sized bedroom. This room has a uPVC window to the front aspect, built-in wardrobe with shelving and dressing table.

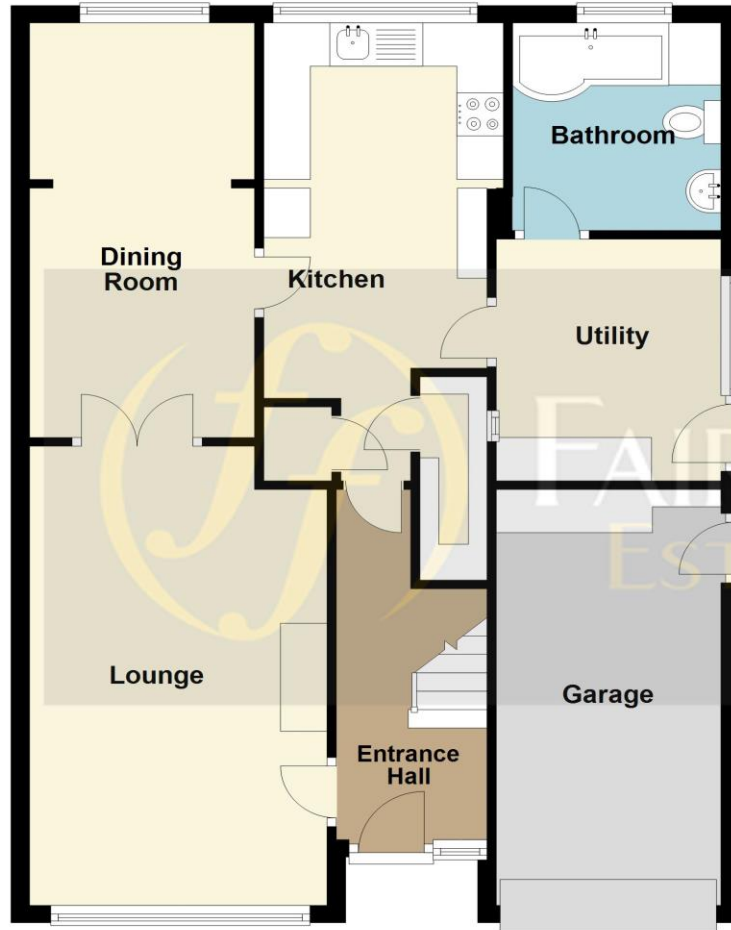
Outside – The rear garden is enclosed by fencing with a gate to the side aspect which leads onto the front driveway. The garden is low maintenance in design laid in areas of paved patio and gravel with raised beds planted with a range of flowering plants and shrubs. Two timber sheds are included in the sale of the property. The rear garden also benefits from an outside light and outside tap. To the front of the property a driveway provides off-road car parking and a gravel front garden has flowering plants and shrubs, but could provide an extension to the existing driveway if required.

A Single Garage - Has an open over door, lights and power point. It houses the consumer unit, a workbench and some fitted cupboards.

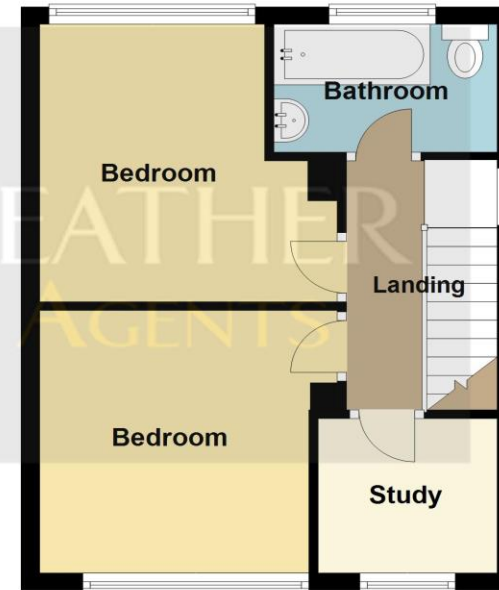




Ground Floor



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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