



No.60

Built by local developer Chestnut Homes in 2018 and so benefitting from the remaining three years of a ten year NHBC Guarantee, this incredibly well-presented property on Wells Place is offered with no onward chain.

With a combination of wood grain LVT flooring to the ground floor and neutral carpets to the first floor, this lovely modern property has three bedrooms and would just as easily suit a young family as it would a couple. The master bedroom has a contemporary style en-suite, and the bathroom has a bath with a shower and screen over.

The generous kitchen-diner has integrated appliances to include electric fan oven and gas hob and a microwave, with ample space for an American style fridge-freezer if required and a large dining table, plus a separate utility room with a back door to the garden.

The garden is enclosed by both wall and fencing, with its own driveway and a single garage

EPC 'B' / Council Tax Band 'C'

Exact figures for monthly management fee toward the upkeep of the landscaped communal grounds is to be confirmed.

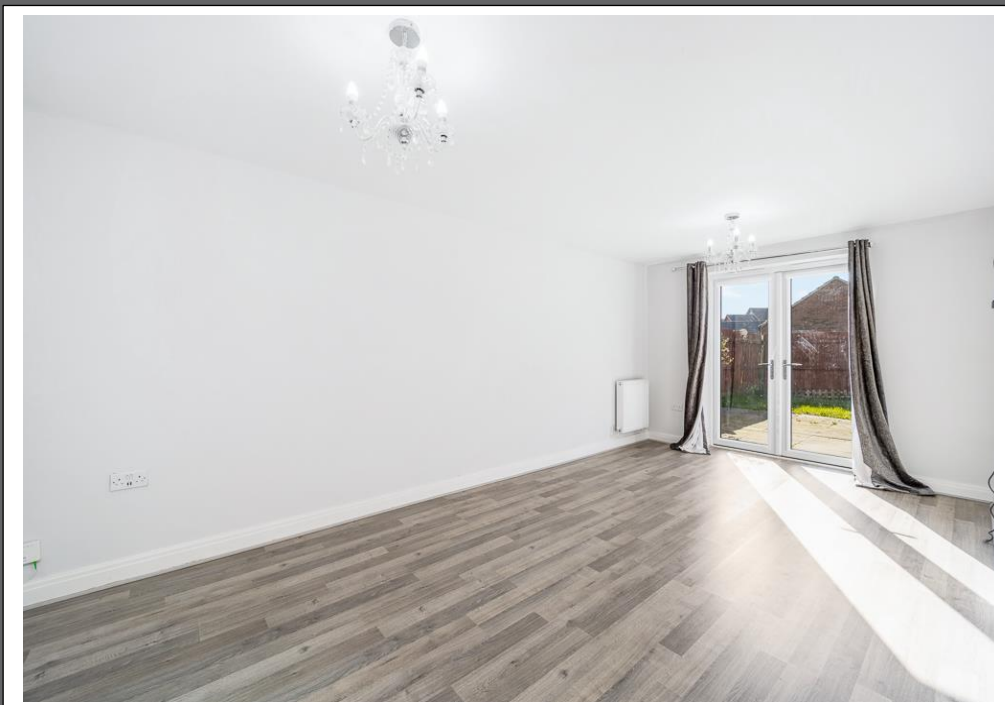


Entrance Hall – Having a radiator, wood grain Karndean flooring, staircase rising to the first floor landing and door to:

Cloakroom – Having a radiator, Karndean flooring and a two piece suite of low level WC, wash hand basin and a tiled splash back.

Lounge 18'6 x 10'0 (5.66m x 3.07m) – Having a uPVC window to the front aspect, uPVC double glazed French doors leading out onto rear garden, two panel radiators, TV and telephone points and an extension to the Karndean flooring.

Kitchen-Diner 18'6 x 10'0 (5.66m x 3.07m) – Having a uPVC window to both front and rear aspects, two panel radiators and a continuation of the Karndean flooring. Kitchen units comprise a range of worksurfaces with modern drawer and cupboard units at both base and eye level. An inset one and a quarter bowl sink unit has a mixer tap over and tiled splashbacks. Integrated appliances include a microwave, inset gas hob with extractor canopy and an electric fan oven. There is ample space for an American style fridge freezer and a dining table and chairs.



Utility Room 6'5 x 6'3 (1.98m x 1.91m) – Having door to side aspect, Karndean flooring, understairs storage cupboard, a range of units with worktop over and space and plumbing for automatic washing machine and tumble dryer.

First Floor Landing – Having window to rear aspect, radiator, access to roof space.

Bedroom One 12'9 x 8'9 (3.89m 2.69m) – Having uPVC window to rear aspect, radiator, built-in wardrobe and door arranged off to:

En-Suite – Having uPVC window to front aspect, radiator, tiled flooring, tiled splashbacks, low level WC, vanity wash basin, saving point, storage cupboard, shower cubicle and mixer shower inset.

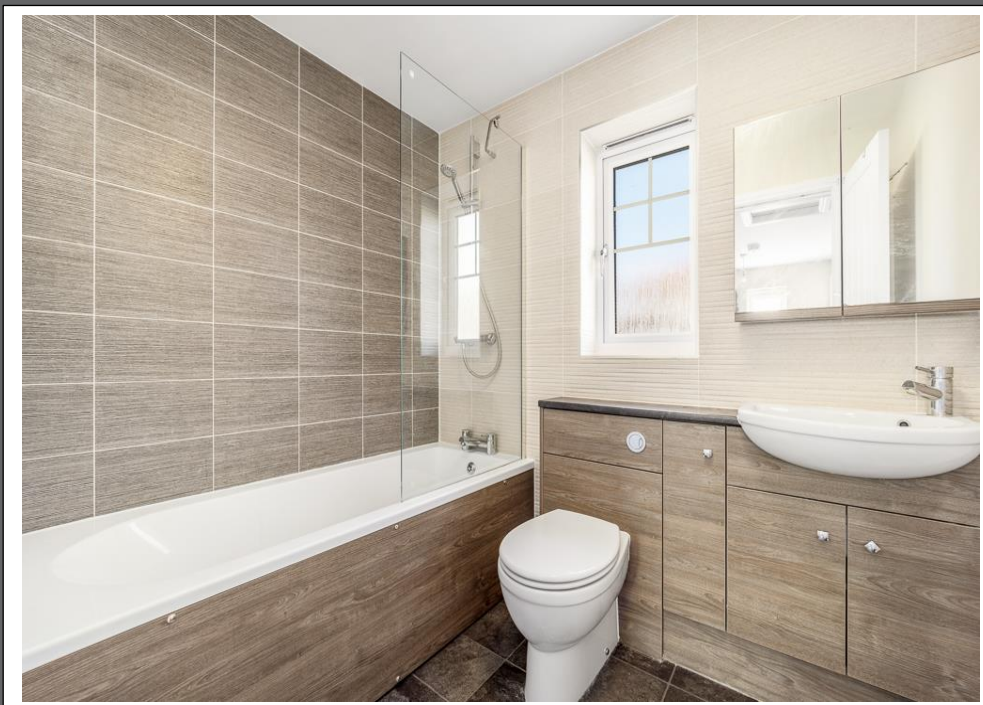
Bedroom Two 11'1 x 9'6 (3.40m x 2.90m) – Having uPVC windows to the front and side aspects and a radiator.

Bedroom Three 9'6 x 7'1 (2.90m x 2.18m) - Having uPVC window to the side aspect, radiator and Karndean flooring.

Family Bathroom – Having a window to front aspect, the bathroom has a modern fitted suite comprising a low level WC, vanity wash hand basin with cupboard beneath and a panelled bath with shower over and shower screen. There are spot lights to ceiling, a radiator, tiling to the floor and an extractor fan.

Outside – There is a driveway to the side of the property providing off road parking and leading to:

Single Garage - Having up and over door, Velux style window and personnel door to rear garden. The garden is enclosed by both a brick wall and fencing, with a lawned garden and paved patio area and shrub borders. A gate opens onto the driveway.







Total area: approx. 105.4 sq. metres (1134.0 sq. feet)

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

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