



## Maple Avenue, £323,950

- Link Detached Three Bedroom Family home
- Open plan living
- Office space
- Close to the M4 for commuting
- Close to shops
- Council Tax E
- EPC Rating: D



 3  1  3



## About the property

This immaculate three bedroom link DETACHED home is located a short walk from the local shops, pub and schools. Ideally situated just a stones throw from the link road to the Severn Crossing it is an ideal location for commuters. Entering into a spacious hallway with cloakroom storage you are greeted by an open plan space. The living room boasts a log burner, leading through to two further reception rooms, the orangery was created by the current owners making this space a pleasant room to enjoy looking out onto the garden. The modern kitchen/diner is generous in size and leads to a utility room and downstairs W/C. The garage has been partly converted with a storage room above, with some improvements this could be made into a home office. Upstairs there are three bedrooms two double bedrooms with the option to create an ensuite in the main bedroom. There is a single bedroom and an adequate family bathroom. Outside there is an enclosed low maintenance garden and two parking spaces to the front. This family home is the perfect space for entertaining.





## Accommodation

### Living Room

13' 2" x 9' 9" ( 4.01m x 2.97m )

### Playroom

10' 3" x 8' 3" ( 3.12m x 2.51m )

### Orangery

12' 11" x 14' 1" ( 3.94m x 4.29m )

### Kitchen

15' 8" x 10' 8" ( 4.78m x 3.25m )

### Utility Room

7' 4" x 8' 9" ( 2.24m x 2.67m )

### Wc

2' 10" x 2' 9" ( 0.86m x 0.84m )

### Garage Conversion

14' 6" x 7' 8" ( 4.42m x 2.34m )

### Bedroom One

10' 4" x 8' 6" ( 3.15m x 2.59m )

### Bedroom Two

9' 4" x 9' 8" ( 2.84m x 2.95m )

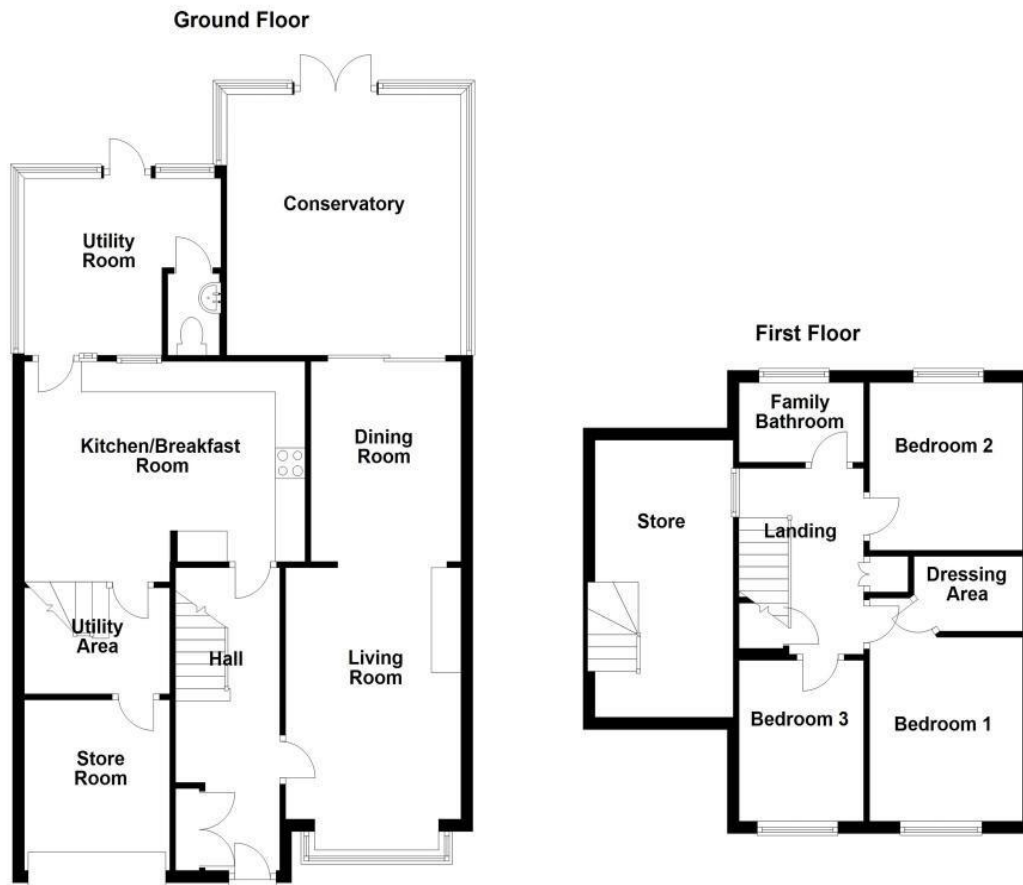
### Bedroom Three

6' 11" x 8' 11" ( 2.11m x 2.72m )

### Bathroom

6' 1" x 6' ( 1.85m x 1.83m )

## Floorplan



## Important Information

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