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## 3 Leslie Drive, Codicote, SG4 8EB

## £625.000

Nestled in the charming village of Codicote, this semi-detached house on Leslie Drive offers a delightful blend of modern living and spacious outdoor enjoyment. With three well-proportioned bedrooms and two bathrooms, this

Upon entering, you are greeted by a welcoming hallway adomed with Amtico flooring, leading to a comfortable reception room that provides an ideal setting for relaxation or entertaining guests. The heart of the home is undoubtedly the contemporary kitchen, which boasts built-in appliances including a dishwasher, double oven, and washing machine, along with ample storage cupboards. The bi-folding doors seamlessly connect the kitchen to a large extended patio area, perfect for all fresco dining or summer gatherings.

The oversized plot features a generous rear garden with a southerly aspect, ensuring plenty of sunlight throughout the day. The expansive lawn is complemented by mature shrubs and trees, creating a tranquil outdoor retreat

A large garden shed offers additional storage, while an outdoor double power socket and a sun awning enhance the garden's usability.







**Door to** 

**Hallway** 

W.C

Lounge

15'5 x 11'2 (4.70m x 3.40m)

Kitchen/Diner

18'3 x 12'7 (5.56m x 3.84m)

**First Floor Landing** 

**Bedroom** 

13'11 x 9'7 (4.24m x 2.92m)

**En-suite** 

**Bedroom** 

11'0 x 9'10 (3.35m x 3.00m)

**Bedroom** 

10'5 x 8'4 (3.18m x 2.54m)

**Bathroom** 

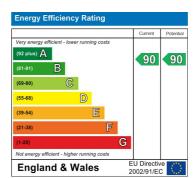
**Front** 

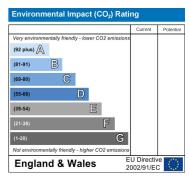
**Garage** 

Rear

Reference

CH6563/PL/02062025







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.







