





SPACIOUS EXTENDED SEMI-DETACHED HOME WITH FOUR BEDROOMS AND PERFECT FOR A FAMILY. This property has been much improved and extended to create a beautiful house that has plenty of living accommodation and should be viewed early to avoid disappointment. The house is now available with no upward chain and briefly comprises of entrance porch, entrance hallway, living/dining room, study/family room, kitchen, utility room, ground floor bedroom with en-suite wet room, stairs to the first floor landing, three further spacious bedrooms, superb bathroom with separate walk in shower, front garden, single space for a car to the front, rear storage garage, rear enclosed garden and **VIEWINGS ARE A MUST TO FULLY APPRECIATE.**



ENTRANCE PORCH

7' 1" x 8' 7" (2.16m x 2.64m) The property is accessed via the front facing double glazed frosted door to the entrance porch with door to the ground floor bedroom, open access to the hallway, tiled flooring and radiator.

ENTRANCE HALL

Providing two storage cupboards, radiator, tiled flooring, door to the kitchen, door to the lounge and stairs to the first floor landing.

LIVING/DINING ROOM

13' 0" x 21' 3" (3.97m x 6.50m) Fantastic reception space with front facing double glazed bay window, radiator, laminate flooring, feature log burner, shelves/storage cupboard and door to the study at the rear.

STUDY

10' 6" x 11' 10" (3.21m x 3.63m) Versatile space that could potentially be used as a reception space or bedroom with rear facing double glazed window and a radiator.

KITCHEN

12' 11" x 8' 4" (3.94m x 2.55m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer unit, partially tiled splash backs, space for a freestanding gas hob/cooker, extractor fan above, integrated dishwasher, tiled flooring, heated towel radiator, rear facing double glazed window, rear facing double glazed frosted door and steps up to the utility room.

UTILITY ROOM

5' 8" x 12' 5" (1.75m x 3.81m) Useful further utility space with plumbing for a washing machine, space for a fridge/freezer, space for a tumble dryer, work surface incorporating a single bowl sink, partially tiled walls, tiled flooring, radiator, rear facing double glazed window and the boiler unit.



GROUND FLOOR BEDROOM

10' 2" x 16' 4" (3.12m x 4.99m) Great bedroom space downstairs with door to the en-suite wet room, front facing double glazed window, radiator and spotlights.

EN-SUITE WET ROOM

10' 5" x 6' 4" (3.18m x 1.95m) Open plan wet room with dual shower head mounted above, partially tiled walls, corner low flush WC, wash hand basin, heated towel radiator, extractor fan and spotlights.







STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 9" x 6' 7" (2.38m x 2.01m) Providing access to the bedrooms/bathroom, side facing double glazed window and loft access point.

BEDROOM

11' 1" x 10' 9" (3.39m x 3.30m) Great double bedroom with fitted wardrobes, storage cupboard, radiator and rear facing double glazed window.

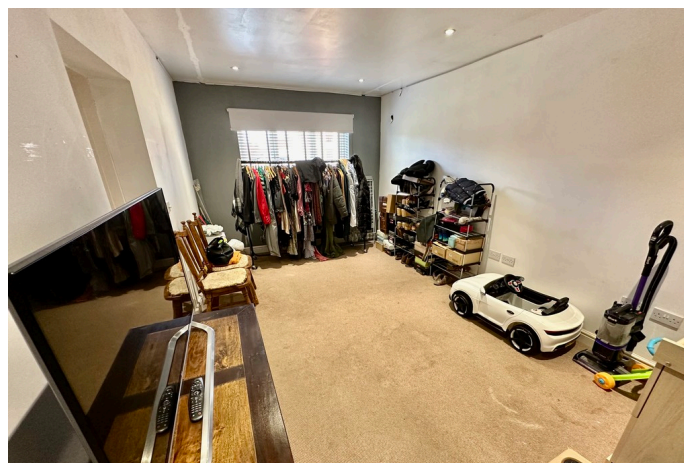


BEDROOM

10' 8" x 10' 1" (3.27m x 3.09m) Further spacious double bedroom with radiator, storage cupboard and front facing double glazed window.

BEDROOM

9' 4" x 6' 2" (2.87m x 1.90m) The fourth bedroom is positioned at the front of the house with radiator, fitted storage cupboard/dressing table and front facing double glazed window.



BATHROOM

7' 10" x 8' 7" (2.41m x 2.63m) Beautiful bathroom with low lush WC, wash hand basin within a vanity unit, bath with shower attachment, walk in shower with glass divide, dual shower head, tiled flooring, partially tiled walls, storage cabinet, spotlights, heated towel radiator, side facing double glazed frosted window and rear facing double glazed frosted window.

FRONT GARDEN & PARKING SPACE

With a parking space to the front of the property for one car, wall enclosed front garden with path leading to the front door, raised planters, shrub beds and hedge to the front.

REAR GARDEN & STORAGE GARAGE

Fence enclosed rear garden with double gates to the rear, paved patio, shed and a storage garage with single side facing door to the garden but no vehicle access.

NOTES

FREEHOLD PROPERTY

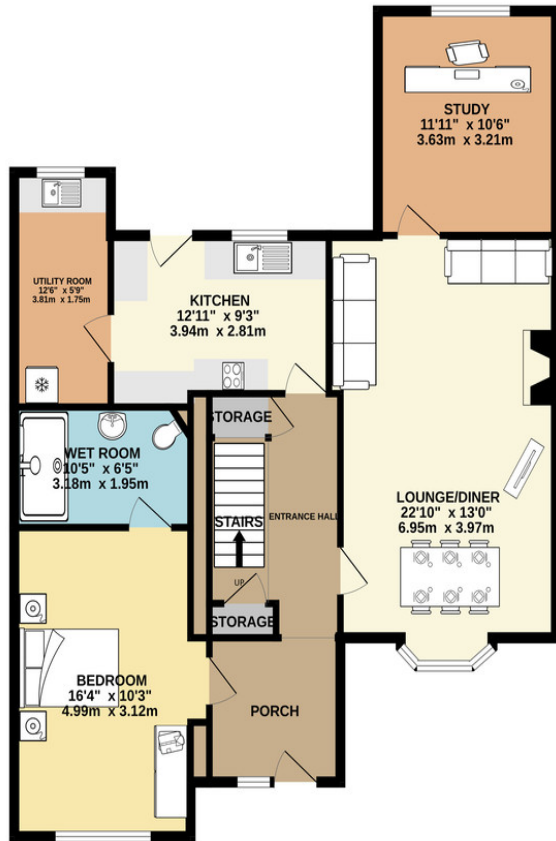
COUNCIL TAX BAND: A

HEATING SYSTEM: GAS CENTRAL HEATING

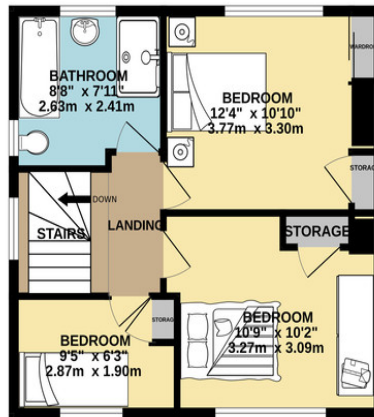
LAST SERVICE: DECEMBER 2023

SHARED REAR ACCESS FROM FESTIVAL AVENUE

GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		