







**BEAUTIFUL TWO BEDROOM SEMI-DETACHED HOME ON WILBERFORCE ROAD, IN CLAY LANE AND AN IDEAL STARTER HOME WITH FABULOUS LARGE GARDEN.** This is a well presented home that offers plenty of space for a purchaser and should be viewed early to avoid disappointment. The property in brief comprises of entrance hallway, living room, kitchen, side entrance/utility area, downstairs WC, stairs to the first floor landing, two lovely spacious bedrooms, bathroom, off street parking on the driveway and an enclosed rear garden. **GREAT BUY IN DN2.**





### ENTRANCE HALL

3' 7" x 7' 11" (1.11m x 2.42m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, front facing double glazed window, stairs to the first floor, storage/coat cupboard, door to the lounge and a radiator.

### LOUNGE

10' 4" x 16' 7" (3.16m x 5.07m) Fabulous reception room with rear facing double glazed French doors to the garden, front facing double glazed window, radiator, coal effect electric feature fireplace with decorative brick surround, door to the kitchen and coving to the ceiling.

### KITCHEN

6' 9" x 10' 10" (2.08m x 3.32m) Nicely presented kitchen with a range of fitted units at eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled splash backs, space for electric cooker/hob, space for a fridge/freezer, plumbing for a washing machine, storage beneath the stairs, radiator, rear facing double glazed window and side facing double glazed door to the utility.

### SIDE ENTRANCE/UTILITY ROOM

5' 1" x 6' 1" (1.55m x 1.87m) With side facing double glazed French doors, door to the WC, base fitted work surface and space for a tumble dryer.

### WC

2' 7" x 5' 1" (0.80m x 1.56m) Benefitting from a high flush WC and side facing double glazed window.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

7' 1" x 4' 5" (2.16m x 1.37m) Providing access to all bedrooms/bathroom, side facing double glazed window, storage cupboard and loft access point.

### BEDROOM

13' 10" x 10' 3" (4.24m x 3.14m) Lovely double bedroom with two front facing double glazed windows, built in storage and radiator.











### BEDROOM

10' 5" x 10' 7" (3.19m x 3.23m) Further double bedroom with rear facing double glazed window and radiator.

### BATHROOM

6' 11" x 5' 8" (2.11m x 1.73m) Bathroom has a three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen mounted above, shower attachment, radiator, partially tiled walls and rear facing double glazed frosted window.



### FRONT GARDEN/DRIVEWAY

Partial fence enclosure, side access gate to the rear garden and off street parking to the front of the house.

### REAR GARDEN

Mainly laid to lawn, small astro turf area, paved patio and a fence enclosure.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: A**

**CENTRAL HEATING SYSTEM: GAS FIRED**

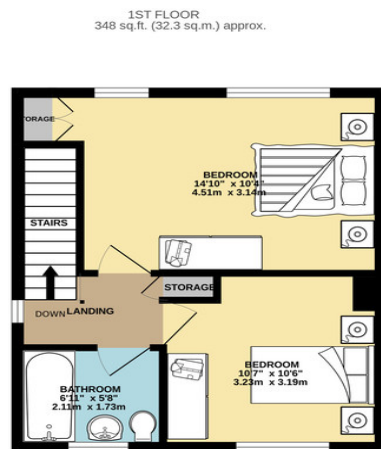
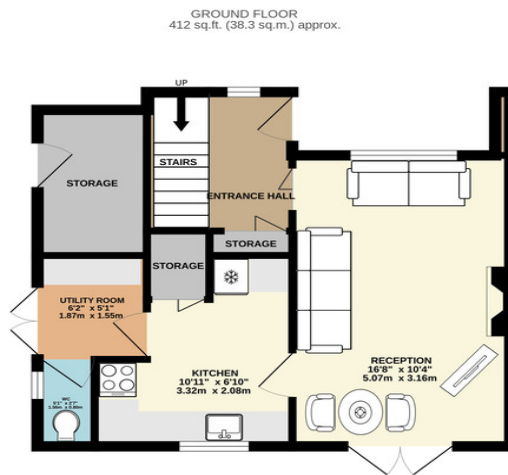
**COMBINATION BOILER**

**INSTALLATION DATE: 2020**

**BLOCK PAVED PATIO COMPLETED IN 2023**







TOTAL FLOOR AREA: 759 sq.ft. (70.5 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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		