





Ground Floor

Entrance Porch

Enter via a uPVC/double-glazed front door and having a uPVC/double glazed windows to the front and side aspect and a door opening to the hall.

Hall

Enter the property via a uPVC/partly double-glazed front door and having a coved ceiling with a ceiling light point, a carpeted stairway leading to the first floor, laminate flooring and doors opening to the lounge, the kitchen/diner. the guest WC and a storage cupboard.

Lounge

15' 2" x 11' 6" (4.617m x 3.511m)

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling with a ceiling light point, an electric fire with a fireplace surround, carpeted flooring and a television aerial point.

Kitchen/Diner

8' 11" x 17' 11" (2.719m x 5.450m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a coved ceiling with ceiling spotlights, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, space for a range cooker with a stainless steel/glass chimney style extraction unit over, an integrated dishwasher, vinyl flooring, a door opening to a storage cupboard, a uPVC/double glazed door to the rear aspect opening to the garden and uPVC/double glazed French doors also to the rear aspect opening to the conservatory.

Conservatory

13' 0" x 7' 10" (3.952m x 2.380m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Guest WC

Having a ceiling light point, a WC, a wash hand basin with a mixer tap fitted and under-sink storage and laminate flooring.

First Floor

Landing

Having an obscure uPVC/double glazed window to the side aspect, a covered ceiling with a ceiling light point, two storage cupboards, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

Bedroom One

11' 3" x 0' 0" (3.423m x 0m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, carpeted flooring and a built-in wardrobe with sliding mirror doors.

Bedroom Two

10' 5" x 11' 7" (3.167m x 3.534m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, and laminate flooring.

Bedroom Three

6' 8" x 8' 4" (2.027m x 2.541m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a chrome-finished central heating towel rail and carpeted flooring.

Family Bathroom

5' 5" x 8' 2" (1.662m x 2.496m)

Having two obscured uPVC/double glazed window to the rear aspect, a chrome finished central heating towel rail, a WC, a wash hand basin, a bath, fully tiled walls, vinyl flooring and a shower cubicle with an electric shower installed.

Outside

Front

Having a large block-paved driveway suitable for parking multiple vehicles, low-level brick walls, access to the garage and access to the rear of the property via a wooden side gate.

Garage

19' 8" x 15' 11" (6.001m x 4.840m)

Having power, lighting and up and over door to the front access, a window to the rear aspect and a door to the rear aspect allowing access to the rear garden.

Rear

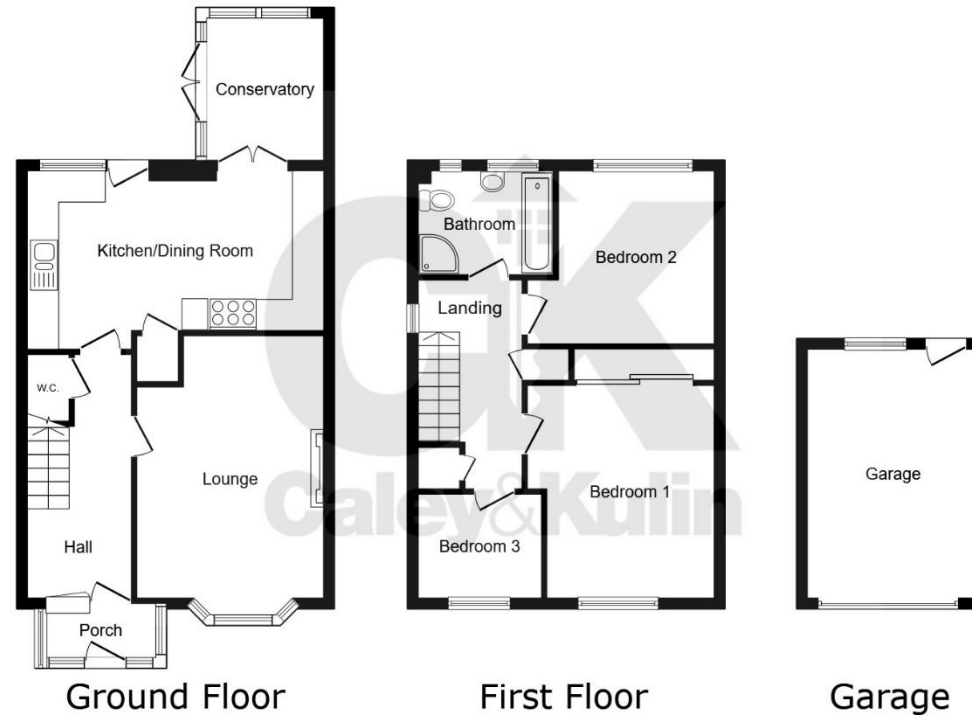
A large and private rear garden which is mainly lawn and has a patio seating area, courtesy lighting, various, mature, trees, shrubs and bushes, access to the rear aspect of the garage and access to the front of the property via a wooden side gate.







* An immaculately presented, three-bedroom family home *



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Council Tax Band: B

EPC Rating: Awaiting EPC

Tenure: Freehold

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