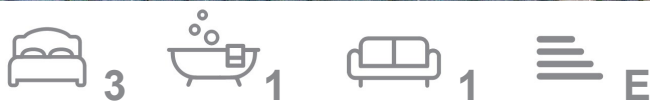




## 32 Kilsby Grove

Milton, ST2 7PG



**Price £215,000**

Here at Carters, we are pleased to welcome to the market this well presented, three-bedroom semi-detached family home, which is an ideal purchase for first-time buyers and young families alike.

This fantastic property is tucked away, towards the head of a pleasant, family friendly cul-de-sac, benefitting from the very best of both worlds, enjoying peace and quiet throughout the day, whilst remaining close to the excellent local amenities, including: children's playing parks, schools, and commuting routes, all of which are just around the corner, within the Village of Milton. On entering the property, you are welcomed into the entrance porch which provides a great space to hang up your wet coats and muddy wellies. There is a spacious living room which follows on, it is to the front elevation and enjoys a bow window as well as a modern, feature gas fireplace. The kitchen/diner is situated to the rear elevation and is a generous size, perfect for entertaining friends and family over the festive period, with a good selection of modern units as well as providing plenty of space for a dining table, if desired. Heading up the stairs you will find three bedrooms and a family bathroom to enjoy. Two of the bedrooms are generous doubles, whilst the third is a single, ideal for a nursery or study. The family bathroom is again a good size and boasts a three-piece fitted suite comprising of a panel bath as well as a wall mounted shower, a great place to be able to relax and unwind after a long busy day. Externally, the gardens are low maintenance, with the front providing ample off-road parking with a block paved driveway extending to the side of the property, up towards the rear, where there is a detached brick-built garage for any extra storage needs. The rear garden is a private space for the family to enjoy, boasting two paved patio areas to sit out and relax during the summer months whilst entertaining family and friends.



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## Porch

UPVC double glazed entrance door to the front elevation.  
Access to the living room.

## Living Room

15'6 x 11'9 (4.72m x 3.58m)

UPVC double glazed bow window to the front elevation.  
Feature gas fireplace with coal burning effect, a marble hearth, a wooden surround and mantle. Under stairs storage cupboard. Radiator. TV point.

## Kitchen/Diner

13'10 x 8'3 (4.22m x 2.51m)

UPVC double glazed French patio doors to the rear elevation. Two UPVC double glazed windows to the rear elevation.

A good range of wood effect wall, drawer and base units which incorporate laminate work surfaces and an inset stainless steel sink, with a mixer tap and drainer. Built-in electric oven, with a four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge/freezer. Recessed ceiling downlighters. Tiled splashbacks. Radiator. Tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access.

## Bedroom One

14'0 x 8'2 (4.27m x 2.49m)

UPVC double glazed window to the front elevation.  
Radiator.

## Bedroom Two

10'1 x 7'11 (3.07m x 2.41m)

UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Three

6'8 x 6'1 (2.03m x 1.85m)

UPVC double glazed window to the front elevation.  
Airing/storage cupboard. Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation.

A modern three piece suite comprising of a panel bath with a wall mounted shower head, pedestal hand wash basin and a low-level WC. Aqua panel ceiling. Heated chrome ladder towel rail. Tiled walls. Vinyl flooring. Extractor fan.

## Exterior

The front garden has a block-paved driveway providing parking for at least two vehicles, it leads down the side of the property towards the rear, up to a detached garage.

The rear garden is a good size and private, it is a low maintenance area to enjoy boasting two patio areas, one of which is block paved, whilst the other is laid with Indian stone.

## Detached Garage

19'01 x 9'11 (5.82m x 3.02m)

Up and over door to the front elevation. UPVC double glazed entrance door and window to the side elevation.  
Power and lighting.

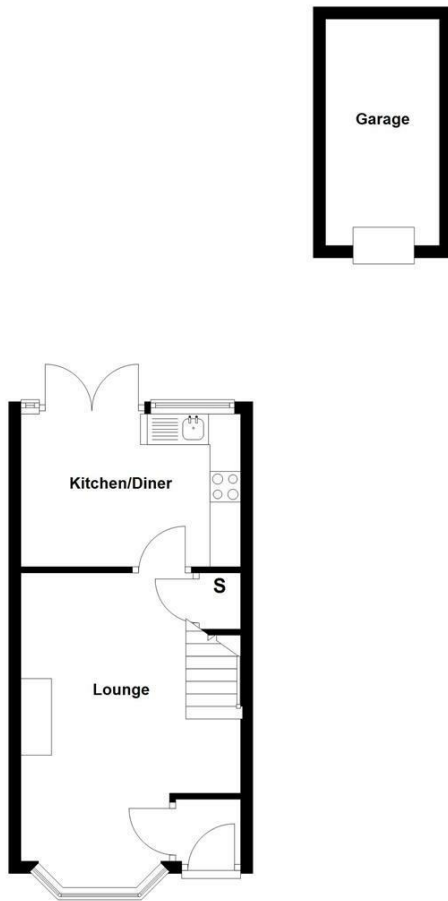
## Additional Information

We are led to believe that the property is Freehold and Council tax band B.

PROPERTY SIZE: APPROX 775 square feet / 72 square metres.

Tel: 01782 470391

Ground Floor



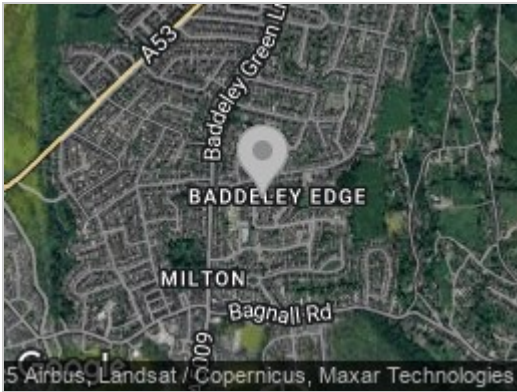
First Floor



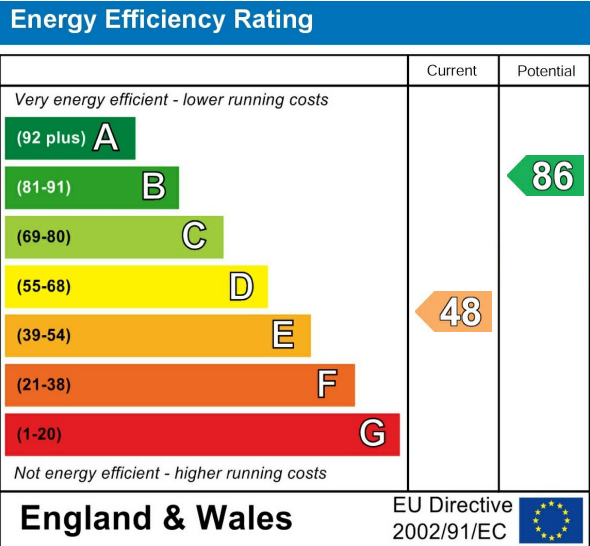
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.