



REZIDE
GROUP



OFFERS OVER £250,000
DAFFODIL CLOSE, LOUGHBOROUGH



This stunning three-bedroom residence was constructed by Morris Homes and is located in the sought-after Trinity Gardens Development of Loughborough. The property is presented in excellent condition, resembling a new home, as it has been meticulously maintained by its owner since it was built approximately five years ago. With a kitchen diner, carport, off-road parking, and three bedrooms, this home offers an ideal living space. Additionally, it benefits from approximately five years remaining on the NHBC warranty.



Approaching the property from Daffodil Close, a pathway leads to the front door, sheltered by a canopy storm porch. Upon entering, you step into the welcoming hallway, which provides access to the downstairs W.C and leads into the lounge. The lounge is spacious and features a window overlooking the front aspect, stairs that ascend to the first floor, and an open plan design that seamlessly connects it to the kitchen diner. The kitchen is equipped with a range of modern base and eye level units, offering ample storage space. It also includes provisions for a fridge freezer, gas hob, and electric cooker with an overhead extractor, as well as a dedicated area for a washing machine. The dining area within the kitchen comfortably accommodates a large dining set, and double French patio doors open onto the rear garden, flooding the space with natural light.





BOSCH

HOOVER





Moving to the first floor, you will discover three well-proportioned bedrooms and the family bathroom. The family bathroom boasts a stylish suite, comprising a bath unit, a low-level flush W.C, and a pedestal wash hand basin. Two of the bedrooms are double bedrooms, providing ample space for furniture and personalization, while the third bedroom is a generous single room. The Master bedroom features a contemporary ensuite shower room, complete with a low-level flush W.C, a pedestal wash hand basin, and a shower.

The property's low maintenance rear garden has been thoughtfully designed for easy upkeep. Just outside the kitchen's French doors, there is a patio area, perfect for outdoor seating and entertaining. The majority of the garden is laid to lawn, surrounded by timber fencing, ensuring privacy. Towards the rear of the garden, you will find a timber garden shed, offering convenient storage space. Additionally, the property benefits from a carport located at the rear, providing



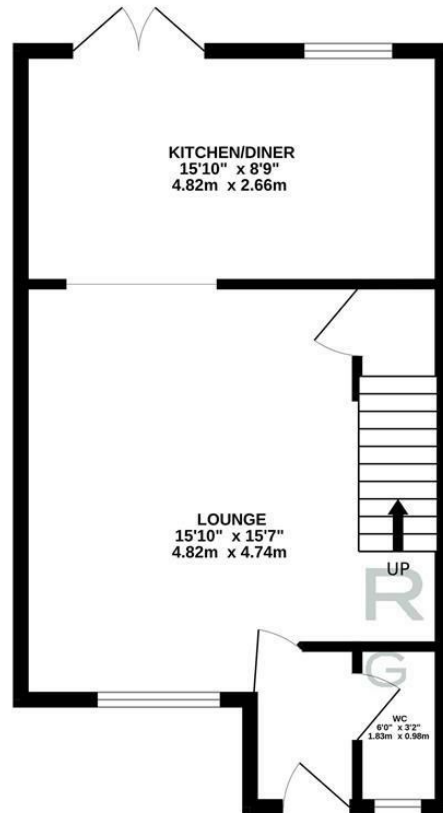


dedicated parking.

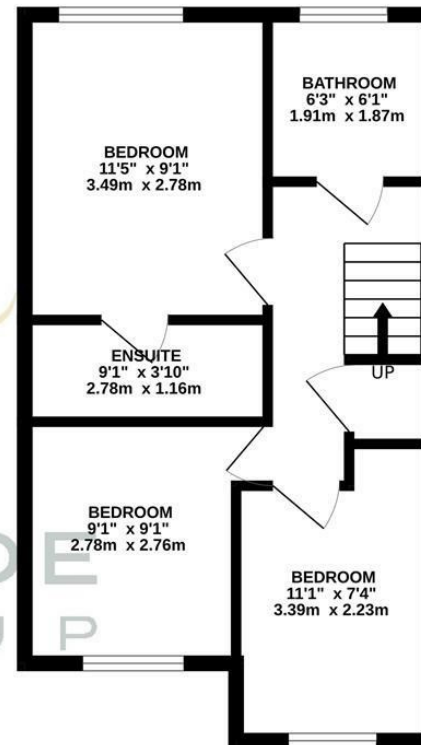
In summary, this three-bedroom residence within the Trinity Gardens Development of Loughborough is a meticulously maintained home that still benefits from a significant portion of its NHBC warranty. With its spacious lounge, modern kitchen diner, well-proportioned bedrooms, and low maintenance rear garden, this property offers comfortable and convenient living, ideal for families or individuals seeking a high-quality home in a sought-after location.



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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.

Made with Metroplan ©2023

