



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC POSITION
- BEAUTIFUL REAR GARDEN
- OFF ROAD PARKING & GARAGE
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - C

Offers over **£284,000**



This extended, very well presented ideal family home boasts ample living space and is well situated for access to Major Roads and Motorway links. Being within a Cul-De-Sac position also, this lovely home benefits in brief of an Entrance Porch, Entrance Hall, Living Room, Kitchen/Dining/Lounge, First Floor Landing, Three Bedrooms and a Shower Room. To the rear there is a well established and eye-catching garden and from the front there is brick paved off road parking that leads up to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having windows to the front aspect and a door to:

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, power points, fitted cupboard and a door to:

LIVING ROOM

16'10 x 11' (5.13m x 3.35m)

Benefiting from a window to the front aspect, radiator, power points, fire with feature surround, TV point and French doors through to:

KITCHEN/DINING/LOUNGE

19'5 - 9'2 x 17'4 - 8'4 (5.92m - 2.79m x 5.28m - 2.54m)

To the Kitchen area there are a range of wall and base units with work surfaces, sink with mixer tap, integral oven, hob, plumbing for a washing machine, window to the rear aspect, door to the Garage and from the Dining/Lounge area there is a radiator, power points and Patio doors to the rear accessing the rear garden.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access and doors to:

PRIMARY BEDROOM

11'6 x 8'1 from fitted wardrobes (3.51m x 2.46m from fitted wardrobes)

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

11'2 x 10'2 (3.40m x 3.10m)

Having a window to the rear aspect, radiator, power points, fitted wardrobes and airing cupboard.

BEDROOM

8'2 x 7'1 (2.49m x 2.16m)

There is a window to the front aspect, radiator and power points.





SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the side aspect.

REAR GARDEN

This well established and eye-catching garden enjoys a patio seating area that steps up to a mainly laid to lawn garden having borders home to a number of shrubs, plants and trees as well as gravelled seating areas and a Shed.

PARKING

From the front there is brick paved off road parking that leads towards:

GARAGE

21'2 x 8'3 (6.45m x 2.51m)

Benefiting from an up and over door with the facilities of power and lighting as well as a window and door to the rear aspect.



VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

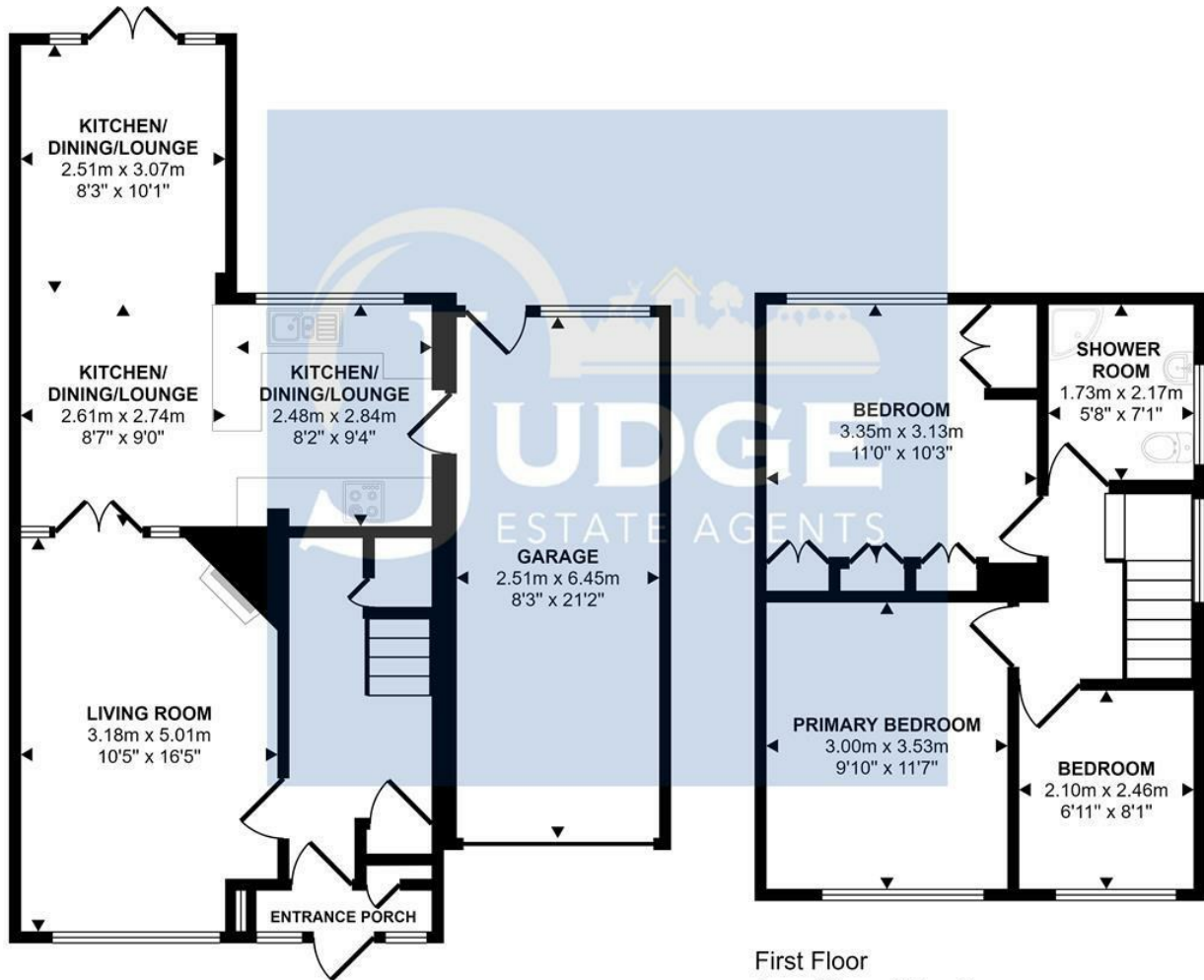
MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Approx Gross Internal Area
104 sq m / 1122 sq ft



Ground Floor
Approx 66 sq m / 715 sq ft

First Floor
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

