



 4
Bedrooms

 2
Bathrooms



- Semi Detached House
- Refitted Kitchen
- Dining Room
- Lounge
- Downstairs Shower Room
- Four Bedrooms
- Family Bathroom
- Rear Garden & Garage Conversion
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- Planning Permission

Wilkinson SLM are delighted to bring to market a family loved, four bedroom semi detached home in the sought after Newtown development. This home has had a garage conversion and also has planning permission for a single storey rear extension as well as a loft conversion.

There is a spacious lounge with a door to the right leading to the garage conversion that is now used as a dining room for those family dinners. Down the inner corridor, a door leads to the downstairs shower room and separate storage cupboard. This is where the new combi boiler is situated that was installed at the beginning of 2022. Further down the corridor a door welcomes the newly fitted kitchen with a stylish and contemporary finish. There are an array of base and wall units with space and plumbing for a washing machine and dishwasher.

From the kitchen there is a further door leading to a double bedroom with the benefit of an understairs storage cupboard. Effectively this home does a loop as from the bedroom there is a door that leads back to the lounge!

The good sized rear garden can be accessed from the patio door in the kitchen and predominately laid to lawn with a wooden shed.

Occupying the first floor are three bedrooms and a family bathroom with bedroom one benefiting from a storage cupboard over the stairwell. There is also an airing cupboard on the landing.

Further complementing this home is UPVC double glazing, gas central heating and off road parking on the driveway in front of the house.

Book your viewing with us today as this could be your new family home.

Kitchen 11' 6" x 11' 2" (3.51m x 3.40m)

Dining Room 8' 11" x 11' 4" (2.72m x 3.45m)

Lounge 15' 7" x 10' 8" (4.75m x 3.25m) *maximum measurements*

Downstairs Shower Room 3' 9" x 7' 10" (1.14m x 2.39m)

Bedroom Four 11' 9" x 13' 10" (3.58m x 4.22m)

Bedroom One 8' 11" x 13' 11" (2.72m x 4.24m) *maximum measurements*

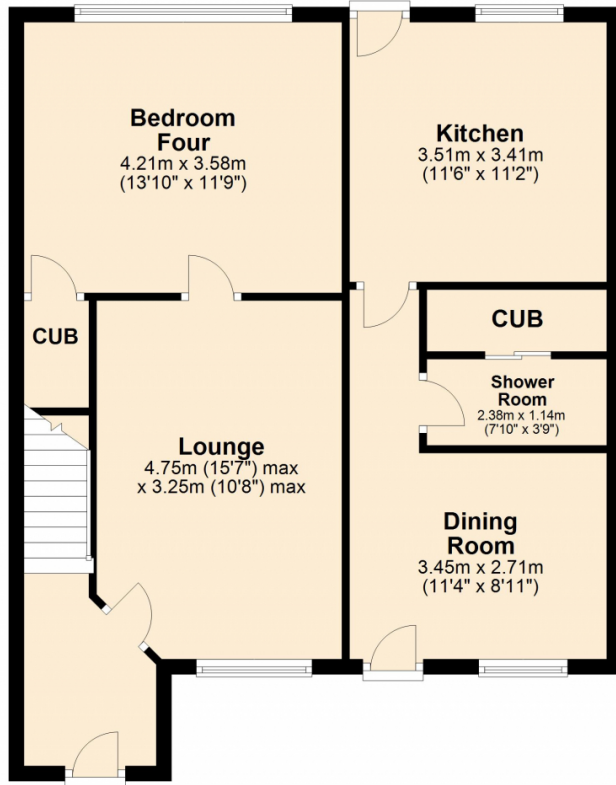
Bedroom Two 11' 10" x 7' 5" (3.61m x 2.26m)

Bedroom Three 11' 10" x 6' 0" (3.61m x 1.83m)

Bathroom 6' 4" x 5' 4" (1.93m x 1.63m) *maximum measurements*

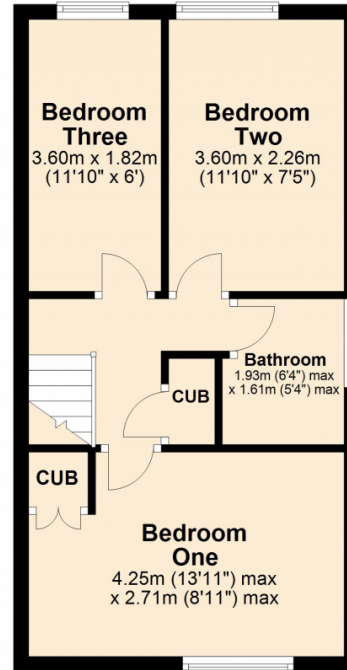
Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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