

Property Particulars

Nelson Crescent, Lea.



- **Stunning Detached Family Home**
- **Immaculately Presented**
- **Three Spacious Reception Rooms**
- **Beautiful Enclosed Rear Garden**
- **Three Generous Bedrooms**
- **Orangery Overlooking Beautifully Kept Gardens**
- **Lots Of Driveway Parking**
- **Main Bathroom, En Suite & Utility Room**

Offers in the Region Of £270,000

A stunning extended detached family home set in the most sought after location of Lea. Immaculately presented with a spacious lounge, kitchen, dining room and orangery. There are three good size bedrooms with an en-suite to the master, as well as a contemporary family bathroom. The detached property has a private rear outlook with a multiple car driveway, a converted garage provided additional living space, The rear gardens are spacious, private and sunny and wrap around the exterior of this lovely home. Viewing is essential to fully appreciate the size, setting, layout and presentation of this fabulous home. Close to outstanding schools, local bus routes and main road connections.

Entrance Hall -

With dark wood laminate flooring, ceiling light and lovely internal doors off.



Lounge - 14' 3" x 11' 11" (4.35m x 3.63m)

A beautiful lounge with uPVC double glazed windows to the front elevation, a fabulous inset open gas fire, ceiling light and radiator.



Dining Room - 9' 9" x 10' 9" (2.96m x 3.28m)

Great sized dining room open to the lounge and orangery. A perfect space for family dining.

Orangery - 11' 7" x 12' 8" (3.52m x 3.86m)

A superb addition to this home with views into the tranquil rear garden and a stable door onto the patio. This brick built room has six double glazed windows filling the space with light a tiled floor and electric fire.



Kitchen/Breakfast Room - 11' 10" x 7' 10" (3.61m x 2.39m)

The kitchen has an extensive range of wall and base units with solid wooden butchers block working surfaces and a selection of integrated appliances comprising: gas hob with extractor hood, electric oven and microwave, space for fridge freezer and dishwasher, breakfast bar peninsula, tiled flooring, spot lights and display lighting.

Master bedroom - 11' 6" x 9' 8" (3.50m x 2.94m)

A spacious master bedroom with uPVC double glazed window to the front, stylish built in wardrobes, radiator and door to ensuite.



En-suite - 3' 10" x 6' 7" (1.17m x 2.01m)

With a three piece suite comprising low suite W.C. wash hand basin and double shower with mains shower, chrome heated towel rail and opaque uPVC double glazed window to the side.



Bedroom Two - 8' 10" x 10' 6" (2.70m x 3.21m)

With built in double wardrobe, radiator, ceiling light and uPVC double glazed window to the rear.



Bedroom Three - 8' 11" x 7' 5" (2.72m x 2.26m)

With uPVC double glazed window to the rear, ceiling light and radiator.



Family Bathroom - 6' 6" x 6' 6" (1.98m x 1.97m)

With a three piece suite comprising bath with electric shower over, wash hand basin and low suite W.C. opaque uPVC double glazed window to the front.



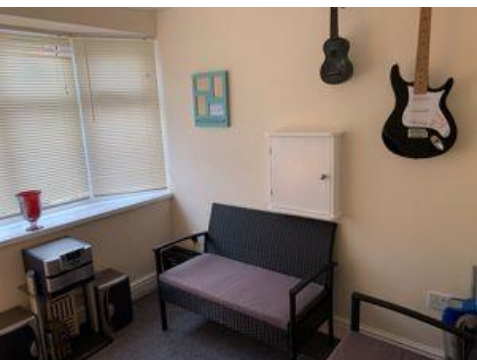
Utility room - 8' 1" x 8' 3" (2.47m x 2.52m)

Sited within the original garage this utility room provides space for white goods and plumbed for laundry appliances, uPVC double glazed window and door to the rear. The room has a single sink and a range of base and wall cupboards with complimentary work surfaces.



Garage Room - 7' 8" x 8' 1" (2.33m x 2.47m)

The second room in the converted garage is this spacious room with a bay window to the front. The room could be utilised as a home office, workspace, media room, extra reception room or a potential extra bedroom.



Outside -

To the front there is an open plan lawn garden and driveway parking for several vehicles.

Rear Garden -

A fabulous rear garden being cleverly designed with stunning sun terrace and multiple patio areas along with a beautifully maintained lawn and raised borders.

Disclaimer –

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours

Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm