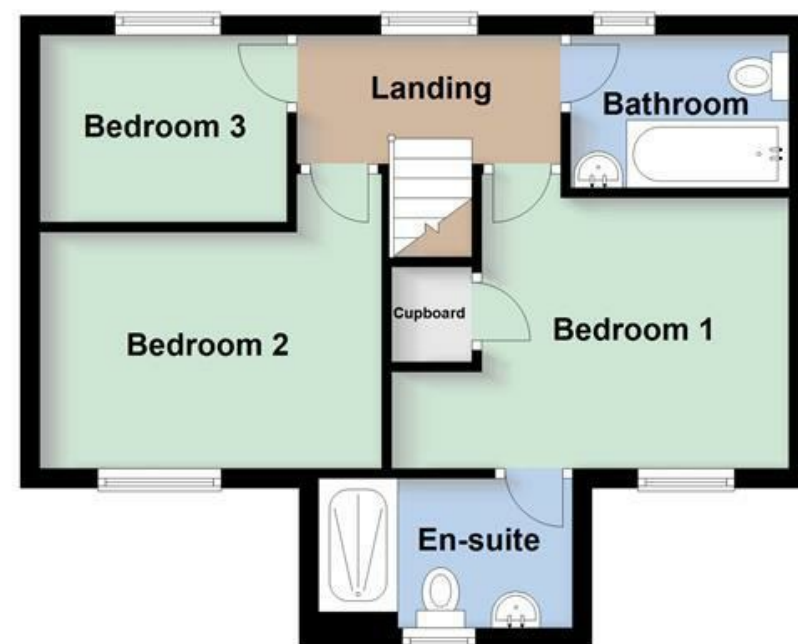


Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



This well-presented, THREE BED MODERN DETACHED family home sits in a quiet CUL-DE-SAC in a popular area and occupies a SPACIOUS CORNER PLOT. The accommodation includes a hallway, downstairs WC, living room, and a fitted dining kitchen. Upstairs, there are three bedrooms, including an en-suite to the main, and a family bathroom. Outside, there's a good-sized enclosed garden and OFF-ROAD PARKING for two vehicles.

This well-presented, THREE BED MODERN DETACHED family home sits in a quiet CUL-DE-SAC in a popular area and occupies a SPACIOUS CORNER PLOT. The accommodation includes a hallway, downstairs WC, living room, and a fitted dining kitchen. Upstairs, there are three bedrooms, including an en-suite to the main, and a family bathroom. Outside, there's a good-sized enclosed garden and OFF-ROAD PARKING for two vehicles.

HALLWAY

Composite entrance door, and stairs to the first floor.

LIVING ROOM

14'7" x 11'6" (4.47m x 3.53m)
uPVC double glazed double doors and window, radiator, and an under-stairs storage cupboard.



DINING KITCHEN

14'7" x 10'5" (4.47m x 3.18m)
Two uPVC double glazed windows, fitted wall and base units, four-ring gas hob, integral oven, stainless steel 1.5 bowl sink and drainer with a mixer tap, integral appliances including fridge freezer, washing machine, and dishwasher. Combi boiler, and a radiator.



WC

uPVC double glazed windows, WC with a push flush, wash basin with a mixer tap, and a radiator.

LANDING

uPVC double glazed window and a radiator.

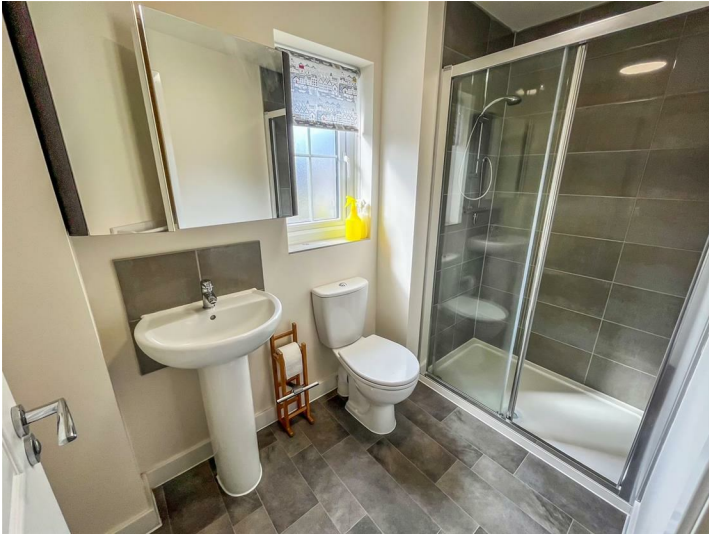
BEDROOM ONE

9'1" x 13'5" (max) (2.77m x 4.11m (max))
uPVC double glazed window, built-in airing cupboard, and a radiator.



EN-SUITE

4'9" x 8'9" (1.47m x 2.69m)
uPVC double glazed window, enclosed shower cubicle with a wall-mounted fitment, WC with a push flush, pedestal wash basin with a mixer tap, radiator, and part tiled walls



BEDROOM TWO

8'0" x 11'6" (2.44m x 3.53m)
uPVC double glazed window, and a radiator.



BEDROOM THREE

6'3" x 8'5" (1.91m x 2.57m)
uPVC double glazed window and a radiator.



BATHROOM

5'1" x 7'4" (1.57m x 2.26m)
uPVC double glazed window, bath with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, and a radiator



EXTERIOR

The property boasts an enclosed private garden to the side featuring a patio seating area and space for a garden shed. Additionally, the property offers off-road parking for two vehicles.



NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: B