







This very well-presented 3-DOUBLE BEDROOM DETACHED FAMILY HOME of 1,142 sq.ft. offers superb OPEN-PLAN ACCOMMODATION TO THE GROUND FLOOR as well as an INTEGRAL GARAGE providing great scope for conversion should it be required (STPP). The property is situated in a quiet NO-THROUGH ROAD on the popular Chapelfields Development, conveniently located for local schooling and swift road access to the A/M23 whilst offered for sale with NO ONWARD CHAIN.

The accommodation in brief comprises: ENTRANCE HALL with CLOAKROOM/WC, a beautifully appointed KITCHEN with Shaker-style units finished in a soft sage hue with integrated appliances to include an AEG electric oven and microwave, gas hob with extractor above and spaces for washing machine, dishwasher and upright fridge/freezer. An impressive, bright and spacious, L-shaped LIVING/DINING ROOM is OPEN PLAN to the kitchen creating a bright and airy flow with sliding patio doors into a spacious uPVC CONSERVATORY with patio doors to rear garden.



To the first floor are THREE DOUBLE BEDROOMS, the MASTER having a fitted wardrobe and EN-SUITE SHOWER ROOM, BEDROOM 2 of double aspect with a Dormer and Velux window, eaves storage and loft hatch. BEDROOM 3 with fitted wardrobes and airing cupboard. The re-fitted FAMILY BATHROOM has a shower over bath, vanity wash-hand basin and concealed cistern WC.



## OUTSIDE

To the front is a PRIVATE DRIVEWAY with parking for 2/3 cars leading to an integral garage (offering scope to convert STPP). An area of front garden is laid to lawn with shrub borders along with a pathway to front door and gated side access to rear garden.

The fully enclosed REAR GARDEN has a PATIO adjoining the conservatory and laid to level lawn beyond with plant beds and borders whilst enjoying a high degree of privacy with a tree-lined outlook.

*NB. Residents pay an annual charge of approx. £380 for the upkeep and maintenance of the road and communal garden areas within the development.*

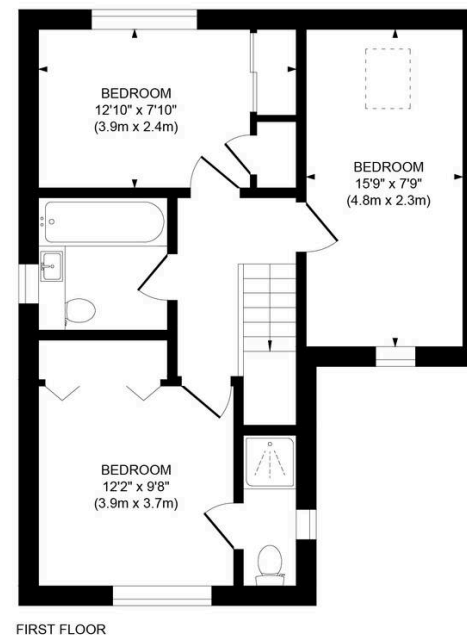
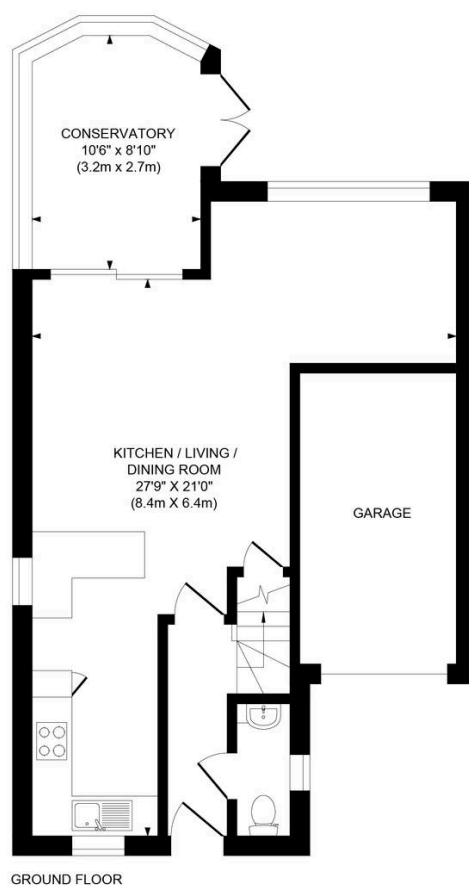
- 3-DOUBLE BEDROOM MODERN DETACHED FAMILY HOUSE (1,142 sq.ft).
- IMPRESSIVE OPEN PLAN LIVING/KITCHEN/DINING RM.
- SEPARATE CONSERVATORY.
- GROUND FLOOR CLOAKROOM.
- MASTER BEDROOM WITH EN-SUITE.
- 2 FURTHER FIRST FLOOR DOUBLE BEDROOMS.
- FAMILY BATHROOM.
- INTEGRAL GARAGE WITH SCOPE TO CONVERT.
- PRIVATE DRIVEWAY. FRONT AND REAR GARDENS.
- CONVENIENTLY SITUATED FOR SCHOOLS.
- EPC RATING: C.
- COUNCIL TAX BAND: E.

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Approximate Gross Internal Area  
1142 sq. ft / 106.10 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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