





A 3-BEDROOM DETACHED FAMILY HOUSE, built we believe in the 1970s, pleasantly situated within a **HIGHLY SOUGHT-AFTER PRIVATE, RESIDENTIAL CUL-DE-SAC** in the **Whitemans Green** conservation area, close to the **village centre** and **local schools** along with **easy access to the A/M23**.

The property offers well-arranged living accommodation and comprises; an **ENTRANCE HALL** with ground floor **CLOAKROOM/WC**, a spacious bright and airy through **LIVING/DINING ROOM** with patio doors to the rear opening to the **SOUTH-FACING** paved garden. Alongside, to the rear, is a well-appointed **KITCHEN/BREAKFAST ROOM** fitted with a comprehensive range of wall and base units with ample worksurfaces, ideal for high seating. Integrated appliances include a induction hob and electric oven, whilst freestanding is a dishwasher, washing machine and fridge/freezer. Additionally, an external door opens to the garden.



To the **FIRST FLOOR** are **THREE BEDROOMS**, two of which are doubles with fitted wardrobes and one single. All three bedrooms are served by a modern **FAMILY BATHROOM** with shower over bath and **SEPARATE WC**.

Further benefits include: refitted gas boiler in 2022, central heating to radiators, sealed unit double glazed windows and doors, all of which have been replaced in the last 18 months, uPVC soffits, fascias and downpipes.

OUTSIDE

A block-paved PRIVATE DRIVEWAY provides parking for 2/3 vehicles leading to a GARAGE (16'3 x 9'4) with a roller door, electricity, light and a personal door to the driveway.

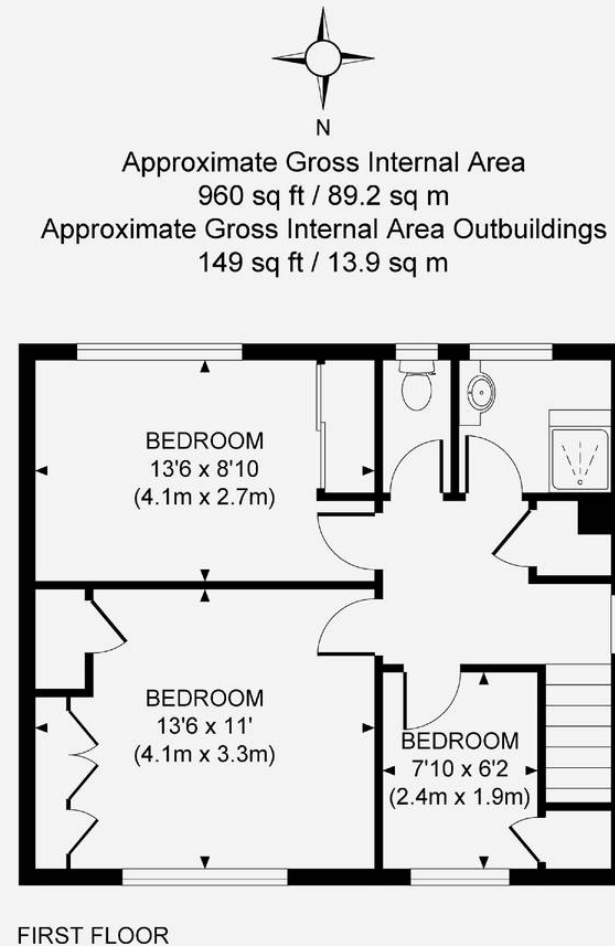
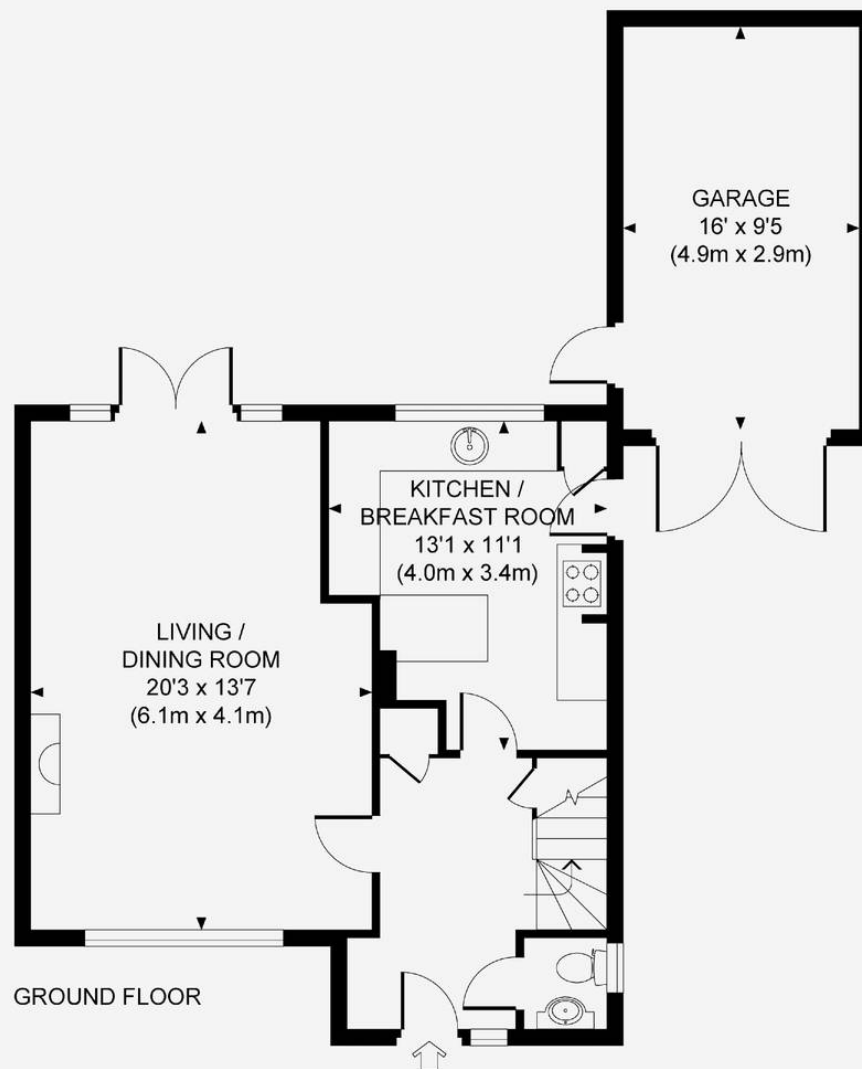
A fenced FRONT GARDEN is laid to lawn with various flowering shrubs in borders and a feature rockery containing a pretty and colourful display. A side entrance path has a gate leading to a fully enclosed SOUTH FACING REAR GARDEN laid to paving for ease of maintenance bordered with well-stocked flower beds. This delightful garden also benefits from outside lighting, power points and a mains water tap.

Tenure: Freehold





- 3-BEDROOM DETACHED FAMILY HOME BUILT CIRCA 1970s.
- SOUGHT-AFTER VILLAGE LOCATION.
- CLOSE WALKING PROXIMITY TO VILLAGE SCHOOLS.
- 20' THROUGH LIVING/DINING ROOM.
- 13' KITCHEN/BREAKFAST ROOM WITH APPLIANCES.
- GROUND FLOOR CLOAKROOM. GAS-FIRED CENTRAL HEATING.
- 3 BEDROOMS TO FIRST FLOOR.
- MODERN FAMILY BATHROOM & SEPARATE WC.
- FULLY ENCLOSED COTTAGE-STYLE LOW-MAINTENANCE SOUTH-FACING REAR GARDEN.
- PRIVATE DRIVEWAY. GARAGE (16' X 9'5') WITH PERSONAL DOOR TO GARDEN.
- CONSERVATION AREA.
- EPC RATING: D.
- COUNCIL TAX BAND: E.



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