



Waterlily Close,
Hednesford, WS12 2GN

PAUL
CARR

£260,000

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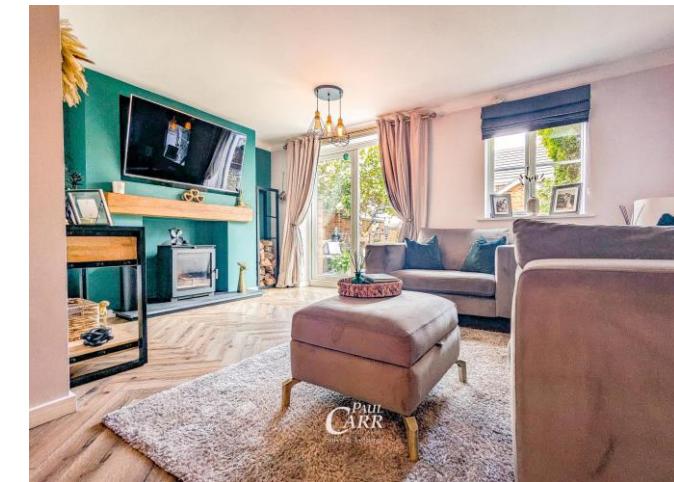
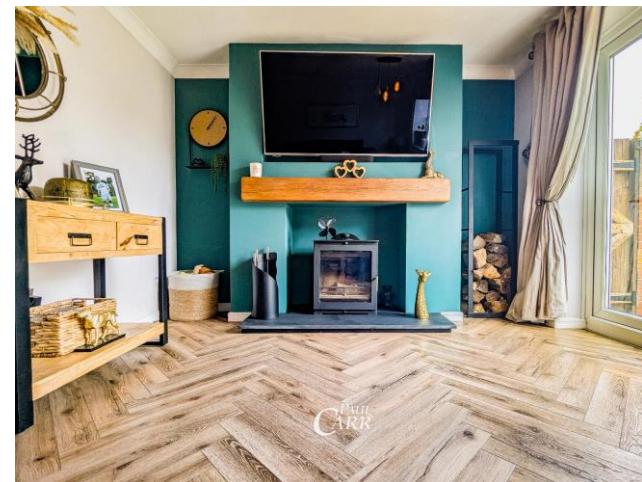


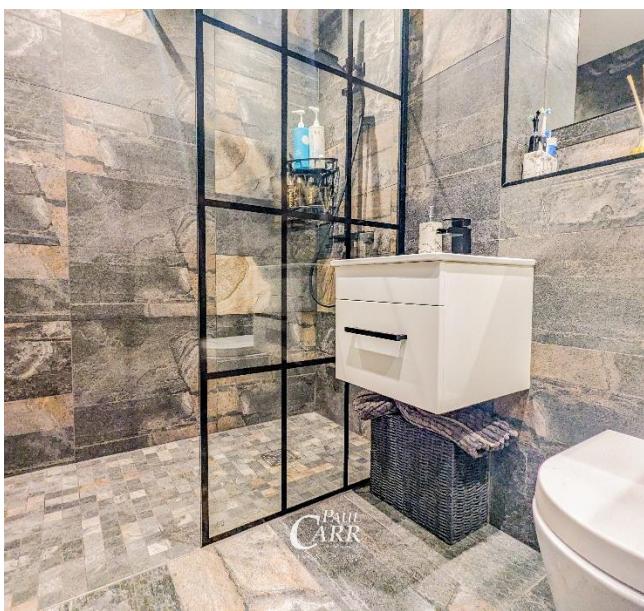
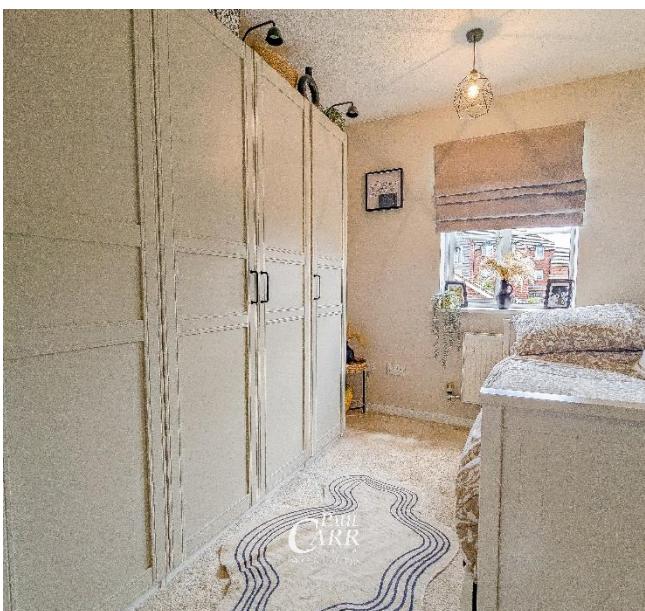
Paul Carr Estate Agents are delighted to present this beautifully maintained three-bedroom family home, nestled in a quiet cul-de-sac in the sought-after area of Hedgesford. Ideally positioned for easy access to a wide range of local amenities, excellent transport connections, and reputable schools, this property offers both comfort and convenience.

The ground floor welcomes you with a stylish entrance hall leading into a spacious L-shaped lounge-diner, featuring elegant herringbone flooring and a charming log burner - perfect for cosy evenings. Also on the ground floor is a contemporary fitted kitchen, ideal for modern family living, along with a practical downstairs cloakroom.

Upstairs, the property boasts three generous double bedrooms, a contemporary family bathroom as well as a master en-suite, which includes a freestanding roll-top bath.

Outside, the home features a private driveway to the rear, providing access to a detached garage. The enclosed rear garden is well maintained and ideal for outdoor entertaining, with a mix of lawn, mature borders, paved patio, and a wooden decked area. Gated access to both the side and rear adds further practicality.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

Attention First Time Buyers
Three Double Bedrooms
Stunning L-Shaped Lounge-Diner With Log Burner
Modern Fitted Kitchen With Two-Tone Cabinets
Two Bathrooms & Downstairs Cloakroom
Private Driveway & Detached Garage

Entrance Hall

Kitchen 7' 6" x 9' 1" (2.28m x 2.77m)

Lounge-Diner 16' 6" x 16' 10" (5.04m x 5.12m)

Downstairs Cloakroom

First Floor Landing

Bedroom One 10' 1" x 9' 8" (3.07m x 2.94m)

Master En-Suite 6' 11" x 6' 10" (2.10m x 2.08m)

Bedroom Two 10' 3" x 8' 8" (3.12m x 2.64m)

Bedroom Three 10' 3" x 7' 10" (3.12m x 2.38m)

Family Bathroom 6' 6" x 6' 10" (1.99m x 2.08m)

Garage 16' 5" x 8' 2" (5.00m x 2.50m)

Viewer's Note:

Services connected: Gas, Electricity, Water, Drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.



Map Location

