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RICHARD  
POYNTZ



**10 May Avenue  
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£425,000**



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- \*\* Attractive style good size four bedroom detached chalet
- \*\* Situated close to the town centre with schools, bus routes and shops close by
- \*\* Superb size lounge
- \*\* Separate dining room
- \*\* Modern kitchen/breakfast room with oven and hob and extractor to remain
- \*\* Four good size bedrooms
- \*\* En-suite to master bedroom
- \*\* Superb three piece family bathroom
- \*\* Ground floor cloakroom
- \*\* Westerly facing rear garden - Off-street parking plus garage

#### Porch

UPVC entrance door to the front with obscure double glazed insets giving access to the porch, flat plastered ceiling, half wood cladding to the walls, tiling to the floor, part glazed internal door giving access to a spacious hallway.

#### Hall



Coved to flat plastered ceiling, ceiling rose, half wood cladding to the walls, radiator with cover, stairs to the first floor. Doors off to cloakroom and lounge and opening to dining room and kitchen/breakfast room. Tiled flooring.

#### Cloakroom



Flat plastered ceiling, attractive half tiling to the walls, radiator, tiled floor, push flush low-level w/c, sink with chrome taps with cupboard under.

#### Lounge 21'4x14'6 max (6.50mx4.42m max )



Coved to flat plastered ceiling with ceiling rose, UPVC double glazed window to the rear and UPVC double glazed sliding patio doors giving access to the garden, two radiators, attractive half wood cladding to the walls, feature cast iron fire surround, tiled flooring



#### Dining Room 12'8x7'4 (3.86mx2.24m )



Coved to flat plastered ceiling with ceiling rose, glazed window to the side and half wood glazed door to the side, tiling to the floor

### Kitchen/Breakfast Room 14'4x10'7 (4.37mx3.23m )



Coved to flat plastered ceiling, ceiling rose, glazed bay window to the front, radiator, opening to dining room, modern white Shaker units at base and eye level, marble effect working surface with matching breakfast bar incorporating five ring gas hob with extractor over, separate waist height double oven, 1¼ drainer sink with mixer taps, tiling to the splash back areas, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring.



### First Floor Landing

Coved to flat plastered ceiling with ceiling rose, access to loft, attractive half wood cladding to the walls, doors off to the remainder of the accommodation, carpet.

### Bedroom One 14'5x10'10 (4.39mx3.30m)



Superb size master bedroom with coved to flat plastered ceiling with ceiling rose, UPVC double glazed window to the rear, radiator, carpet, door to en-suite.

### En-Suite



Superb en-suite with coved to flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the side, radiator, attractive tiling to the walls and floor, modern three piece white shower suite comprising of pedestal wash hand basin with chrome taps, low level w/c, double shower enclosure with shower tray, glass screen and doors, wall mounted shower.

### Bedroom Two 15'6x9'11 (4.72mx3.02m )



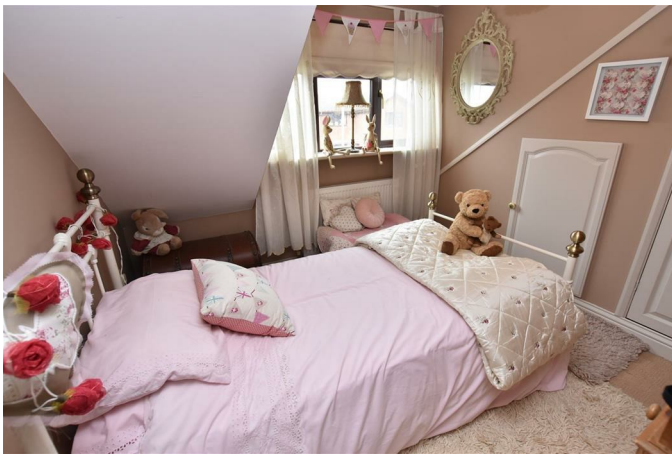
Further good size double bedroom, flat plastered ceiling, UPVC double glazed window to the front, radiator, carpet.

### Bedroom Three 11'1x9'11 (3.38mx3.02m )



Another good size double bedroom with coved to flat plastered ceiling, ceiling rose, UPVC double glazed window to the rear, radiator with cover, carpet.

### Bedroom Four 9'6x8'8 (2.90mx2.64m )



A further good size bedroom with a flat plastered ceiling, UPVC double glazed window to the front, built in cupboards which could also be utilized as a wardrobe with shelving area one of which houses the boiler, carpet.

### Bathroom



Superb family bathroom with coved to flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the side, attractive modern tiling to the walls and floor, radiator, three piece white bathroom suite comprising of push flush low level w/c, sink with chrome

mixer taps inset into vanity cupboard, panelled bath with chrome mixer taps and shower attachment.

### Front Garden

Hardstanding area for off-street parking and this leads to the garage, step up to front entrance door fencing to the boundaries.

### Rear Garden



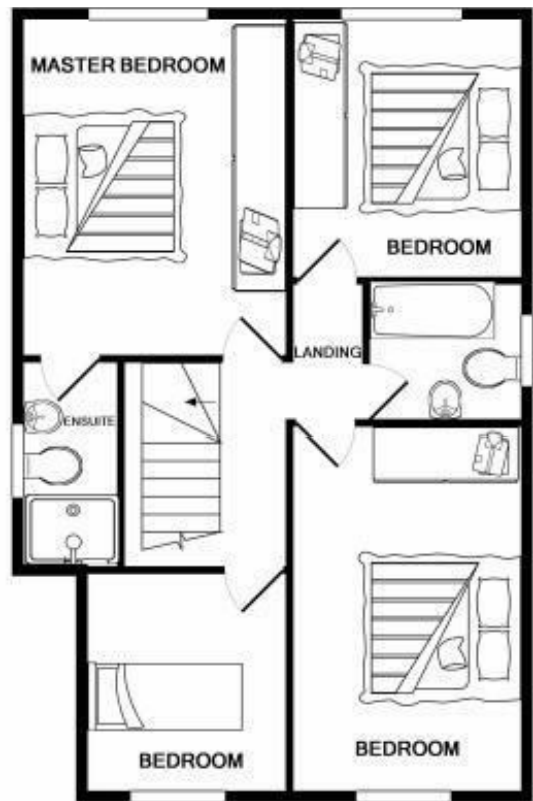
Westerly facing rear garden which is mainly laid to lawn with patio area ideal for table and chairs, stepping stones which leads to a shed, large bedded area to the far end of the garden, further bedded area for plants to either side, fencing to the boundaries, gate to the side giving access to the front of the property, outside tap.

### Garage

Garage with up and over door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 792 SQ.FT.  
(73.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1468 SQ.FT. (136.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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