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RICHARD
POYNTZ



**35 Thisselt Road
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£465,000**



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- ** Attractive Four Bedroom Detached family home ideally located within walking distance of the Town Centre, Shops and amenities
- ** Offering spacious accommodation throughout
- ** Large 'L' Shaped Lounge/Diner 21' x 21' Maximum measurements
- ** Superb sized modern Kitchen/Breakfast room 20' x 8' with integrated appliances
- ** UPVC double-glazed Conservatory
- ** Four good sized Bedrooms to the first floor with En-suite to the main bedroom
- ** Three piece family bathroom
- ** Larger than average Garage with power assisted up and over door
- ** Raised Deck and Patio rear gardens
- ** Viewing Advised

Entrance Hall

The property is approached via a part-glazed lead entrance door with a matching window to the front leading to the entrance hall with textured and coved ceiling, stairs connecting to the first-floor accommodation, power points, oak wood flooring, radiator, panelled doors leading to the accommodation.

Ground floor Cloakroom



Glazed lead window to the front elevation, suite comprising low-level flush wc, wash hand basin inset into vanity unit, ceramic tiling to the walls and floor, radiator.

Kitchen/Breakfast room 20' x 8' (6.10m x 2.44m)



UPVC double glazed lead window to the rear elevation and

further glazed lead window to the front, radiator, single drainer sink unit inset to a range of square edge worksurfaces to four sides with extensively fitted light units at base and eye level, five ring induction hob with matching back plates and fitted extractor canopy over with double oven to the side, integrated fridge and separate freezer, integrated dishwasher (all to remain), plumbing and space for washing machine and tumble dryer, part tiles walls, ceramic tiled floor, coved to flat plastered ceiling, breakfast bar area, power points.



'L' Shaped Lounge/Diner 21' x 21' maximum measurements (6.40m x 6.40m maximum measurements)



Feature lead bay window to the front elevation with oak flooring below, coved and flat plastered ceiling with three ceiling roses, feature fireplace with gas point, two radiators, TV and power points, carpeted to the main lounge area with oak flooring to the dining area, ample space for six seater table and chairs, further UPVC double glazed lead window overlooking the rear garden and matching UPVC double glazed lead windows and French Doors leading onto the conservatory.



First Floor Landing



Textured and coved ceiling, access to loft via hatch, door to airing cupboard housing hot water cylinder and shelving, power points, panelled doors leading to the accommodation.



Bedroom One 13' x 11' (3.96m x 3.35m)



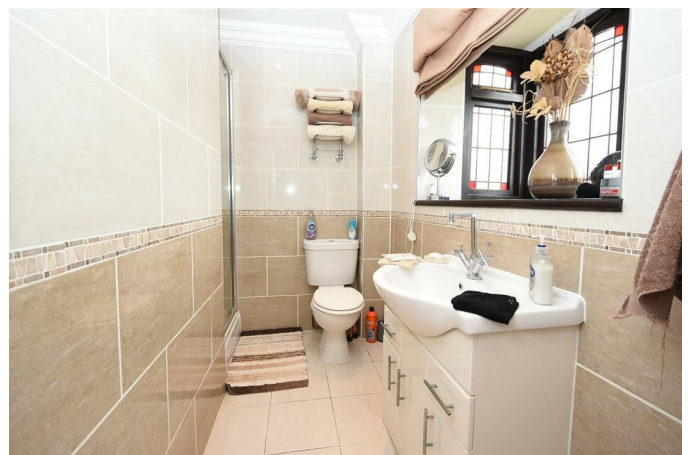
Glazed lead window to the front, radiator with cover, coved and flat plastered ceiling, power points.

Conservatory 11' x 11' (3.35m x 3.35m)



Ceramic tiled floor and UPVC double glazed windows to three aspects with French doors leading directly onto the garden, pitched and transparent roof with ceiling fan and power points.

En-Suite



Box bow lead glazed window to the front, suite comprising wash hand basin inset into vanity unit below, low-level push flush wc, fully tiled shower with screening, chrome heated towel rail, ceramic tiling to the balance of walls and floor, coved and flat plastered ceiling with down lighting.



Bedroom Four 11' x 8' (3.35m x 2.44m)



Bedroom Two 13' x 10' (3.96m x 3.05m)

UPVC double glazed lead window to the rear, radiator, laminate wood flooring, textured and coved, power points.



Bathroom



Two box bow lead glazed windows to the front elevation, radiator, power points, textured and coved.

Bedroom Three 13' x 9' (3.96m x 2.74m)

Obscure double-glazed lead window to the rear elevation, suite comprising low-level push flush wc, large wash hand basin inset into various vanity unit cupboards below, 'P' style panelled bath with fitted shower over and screening, chrome heated towel rail, complimentary ceramic tiling to the balance of walls and floor.



UPVC double glazed lead window to the rear, radiator, power points, textured and coved.



Exterior

Rear Garden



To the rear of the property extends a large raised decked seating area with a fitted gazebo which we are advised is to remain, the remainder of the garden being laid to patio with raised and established shrubbery borders, external tap, side pathway and gate providing access to the front, personal door leading to the garage.



Garage 19' x 8' (5.79m x 2.44m)

Slightly larger than average with power and light connected, wall-mounted boiler, power-assisted up and over door leading to the driveway at the front

Front Garden

Mainly laid to lawn with external light.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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