



Connells

Minton Road



Property Description

Welcome to this charming and spacious 3-bedroom detached family home, thoughtfully extended to the rear to provide ample living space. This delightful property offers a perfect blend of comfort and convenience, with a host of desirable features:

The rear extension enhances the living area, providing a seamless flow between the indoor and outdoor spaces.

The property boasts plenty of parking space, ensuring convenience for multiple vehicles.

A sizable garage offers additional storage and parking options.

For added convenience, a toilet is located on the ground floor.

A comfortable lounge area perfect for relaxation and family gatherings.

Enjoy meals in the dedicated dining room, ideal for family dinners and entertaining guests.

Three well-proportioned bedrooms provide ample space for the whole family.

First Floor Bathroom:** A family bathroom located on the first floor caters to the needs of the household.

The beautifully maintained private rear garden is a highlight of this home, offering a serene retreat backing onto the golf course.

This property is perfect for families seeking a spacious and well-appointed home with picturesque garden views and proximity to local amenities. Don't miss the opportunity to make this your dream home!

Entrance Hallway

Ceiling light point, panelled radiator, staircase rising off, useful understairs storage cupboard.

Guest Cloakroom

Comprising of low flush w.c, vanity wash hand basin, ceiling light point, panelled radiator, double glazed window.

Lounge

15' 7" x 10' 3" (4.75m x 3.12m)

Ceiling and wall lights, feature double glazed window to front elevation, panelled radiator, laminated flooring.

Extended Dining Room

12' 11" x 8' 4" max (3.94m x 2.54m max)

French doors onto the rear garden, ceiling light point, radiator, laminated flooring, serving hatch through to kitchen.

Kitchen

12' 7" x 7' (3.84m x 2.13m)

A wide range of matching fitted wall and base units, plentiful work surface, gas hob with oven, plumbing for washing machine, sink with drainer, tiled splash backs, french door onto the garden.

Landing

Double glazed window to the side, loft access having a pull down ladder and light.

Bedroom One

15' 9" x 11' 4" (4.80m x 3.45m)

Two double glazed windows facing the front, panelled radiator, ceiling light point.

Bedroom Two

9' 8" max x 8' 6" (2.95m max x 2.59m)

Double glazed window, ceiling light point, panelled radiator.

Bedroom Three

12' x 7' (3.66m x 2.13m)

Double glazed window, ceiling light point, panelled radiator, storage cupboard housing the boiler.

Bathroom

Comprising of panelled bath with shower over, low flush w.c, wash hand basin, feature storage cupboard, part tiling, double glazed window to the side.

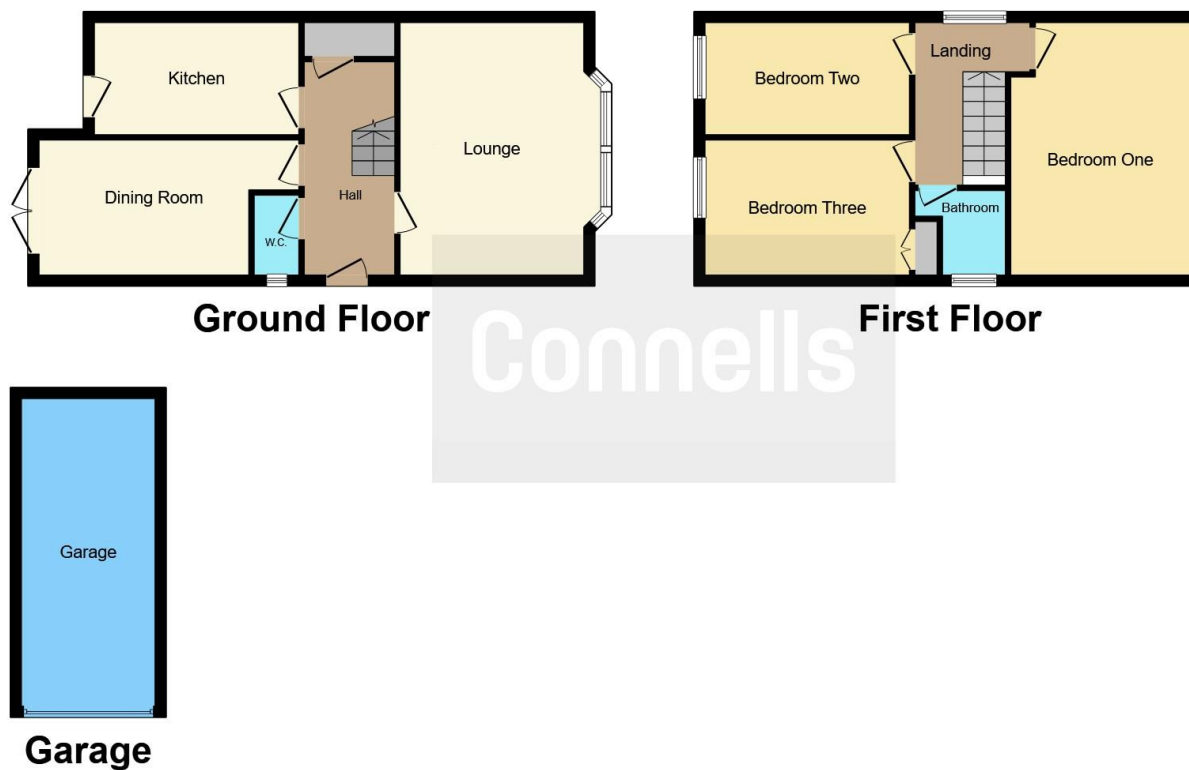
Outside

Ample parking to the front of the property, side gate giving access to a patio with side covered access, larger than average garage with up and over door, the rest of the rear garden being a well cared for mature private lawned garden with ample flower borders, shrubbery and ornamental fish pond.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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Property Ref: HBO309644 - 0005