

for sale

£325,000



## Manor Drive Merriott TA16 5PB

This extended, three bedroom semi detached modern home set on a cul-de-sac in a very popular village. Set back from the road with an enclosed good sized garden to the rear this fabulous home really is worth seeing.

# Manor Drive Merriott TA16 5PB

## Entrance Hall

Double glazed door to the front, radiator and understairs storage cupboard.

## Cloakroom

Wc, wash hand basin and a double glazed window to the front.

## Lounge/ Diner

24' 5" x 12' 4" Max (7.44m x 3.76m Max)

Double glazed window to the front, tv point, 2 x radiators, electric feature fireplace and double glazed patio doors to the rear garden.



### **Kitchen**

10' 3" x 8' 4" (3.12m x 2.54m)

Fitted kitchen with a range of wall and base units, double glazed windows to the the side and rear, double glazed door to the rear garden, stainless steel sink/drainer, electric hob with extractor over, oven, space for a fridge/freezer, integrated washing machine and slimline dishwasher.

### **Landing**

Loft access, double glazed window to the side and airing cupboard.

### **Bedroom 1**

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed window to the rear, radiator and built in double wardrobes.

### **Bedroom 2**

12' 3" x 10' 5" Max (3.73m x 3.17m Max)

Double glazed window to the front, radiator and built in double wardrobes.

### **Bedroom 3**

11' 10" x 8' 10" Max (3.61m x 2.69m Max)

Double glazed window to the front, radiator and a storage cupboard.

### **Bathroom**

Double glazed windows to the side and rear, bath with shower over, shaver point, radiator, wash hand basin and wc.

## Outside

### Front Garden

Driveway for 3/4 cars, lawn area, tree, shrubs, small patio and a walk way to the front door.

### Rear Garden

Enclosed by fencing and brick with a gate to the driveway, double glazed door to the garage, patio area, pebbled area, lawn and a shed.

### Garage

Up & over door with power and light.







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Property Ref: YOY313137 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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