



Connells
connells.co.uk 01455 230 523
FOR SALE



Property Description

A four-bedroom semi-detached property comprising entrance hallway, recently renovated kitchen, open plan lounge / diner, conservatory, four bedrooms and bathroom, and benefitting solar panels, electric heating throughout driveway with carport to side and good sized rear garden.

The property sits in a convenient location within walking distance of local supermarket, convenience store with post office services, veterinary practice, public house, as well as having numerous primary schools and a secondary school nearby and with good access to major road links including the A47, A5 and M69.

Entrance Hallway

Cloak cupboard housing electric meters and solar panel controls, slimline storage heater.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

The Kitchen has been recently renovated with modern worktops and contrasting storage cupboards, mid level double oven, induction hob with extractor, 1.5 bowl composite sink with drainer.

Lounge / Diner

20' 8" x 14' (6.30m x 4.27m)

Slimline storage heaters, TV aerial point,

laminated flooring that continues through the Dining Area with UPVC double glazed door leading to the Conservatory.

Conservatory

9' 6" x 9' 4" (2.90m x 2.84m)

Having laminated flooring and double glazed french doors leading to rear garden.

First Floor Landing

Bedroom One

20' 11" x 6' 9" (6.38m x 2.06m)

With double glazed windows to front and rear aspect of the property and laminated flooring. Loft access.

Bedroom Two

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window, carpet flooring.

Bedroom Three

10' 5" x 7' 3" (3.17m x 2.21m)

Double glazed window, carpet flooring.

Bedroom Four

7' 4" x 6' 5" (2.24m x 1.96m)

Double glazed window, carpet flooring.

Bathroom

7' 9" x 6' 3" (2.36m x 1.91m)

Comprising bath with over shower, hand wash basin situated in a vanity unit, low level WC.

To The Outside

To the front of the property there is a laid to lawn garden and bordered by established hedgerow. Tarmac driveway leading to gated car port.

The rear garden is fully enclosed with laid to lawn garden and patio area.









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

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Tenure: Freehold



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