





## Property Description

As you enter the property you are greeted by a spacious entrance hall, with a WC . The modern kitchen is well-equipped with integrated appliances. The large light and airy dual aspect lounge diner is presented in immaculate condition. To the first floor there is a bright landing space with a generous master bedroom with ensuite, a second double bedroom, a large third bedroom and a family bathroom. Outside there is off road parking leading to a large integral garage and an enclosed low maintenance rear garden.

This spacious home is presented in immaculate condition throughout and offers a fantastic opportunity for families, couples, or anyone seeking a comfortable and convenient lifestyle.

## Cloakroom

Wash hand basin and low level WC. Wall mounted radiator.

## Lounge

14' 5" x 23' 3" ( 4.39m x 7.09m )

Two double glazed windows and french doors to the rear aspect.

## Kitchen

16' 3" x 17' 11" ( 4.95m x 5.46m )

Wall and base units. Worksurfaces. Sink and drainer unit. Integrated dishwasher, fridge-freezer. and oven. Electric hob with hood over. Wall mounted radiator. Double glazed

window to the front aspect.

## Landing

Double glazed window to the front aspect. Access to loft space. Boarded loft.

## Bedroom One

9' 9" x 17' 8" ( 2.97m x 5.38m )

Double glazed window to the rear aspect. Built in wardrobes. Wall mounted radiator.

## En - Suite

Shower cubicle, wash hand basin and low level WC. Wall mounted radiator,

## Bedroom Two

8' 4" x 17' 4" ( 2.54m x 5.28m )

Double glazed window to the rear aspect. Two wall mounted radiators.

## Bedroom Three

8' x 13' 3" ( 2.44m x 4.04m )

Double glazed window to the front aspect. Wall mounted radiator.

## Bedroom Four

9' 9" x 8' 2" ( 2.97m x 2.49m )

Double glazed window the front aspect. Wall mounted radiator.

## Bathroom

Bath, wash hand basin and low level WC.  
Shower cubicle. Wall mounted radiator.  
Double glazed window to the rear aspect.

## Garage

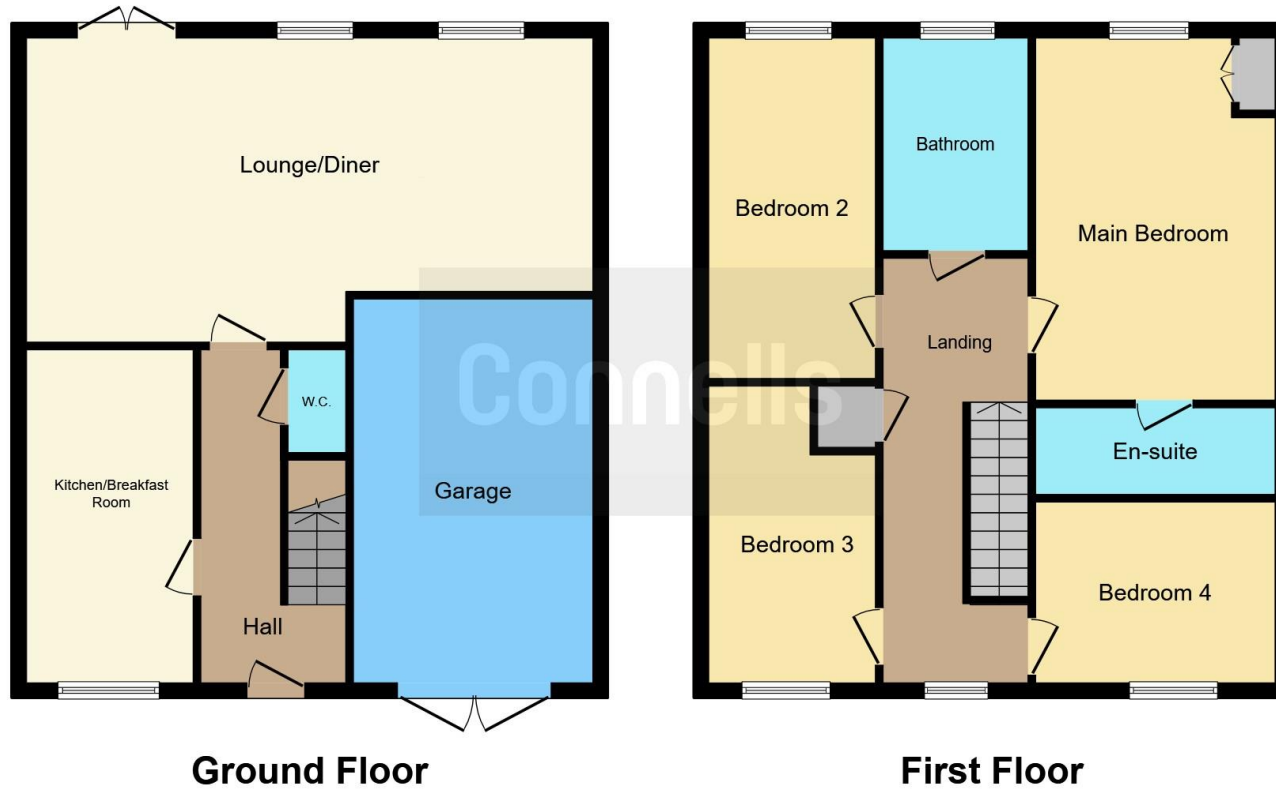
9' 2" x 18' 9" ( 2.79m x 5.71m )

Electrics. Fuse board.









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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