



Door to the front elevation with further doors leading off to the downstairs cloakroom and open plan kitchen/dining room. Under stairs cupboard, tiled floor with under floor heating, double cloaks cupboard and stairs rising to the first floor landing.

Cloakroom

Modern two piece suite comprising low level flush w.c and vanity wash hand basin with complimentary half height tiling. Tiled floor with under floor tiling, extractor fan, recessed spot lights to ceiling and UPVC opaque double glazed window to the front elevation.

Living Room

12' 3" x 10' 9" (3.73m x 3.28m)

UPVC double glazed bi-fold doors to the rear elevation leading out to the rear garden. Feature wall with panelling, under floor heating and connecting door to the family room/home office.

Family Room/Home Office

12' 3" x 9' 5" (3.73m x 2.87m)

Work from home office with under floor heating and UPVC double glazed French doors to the rear elevation with complementary UPVC double glazed windows either side,

Kitchen/Dining Room

19' 9" x 11' 8" (6.02m x 3.56m)

Modern fitted kitchen with a range of wall and base level units. Stainless steel one and a half bowl sink and drainer with swan neck mixer tap over, set into work surfaces with



10' 1" into door recess x 9' 1" (3.07m into door recess x 2.77m)

UPVC double glazed window to the front elevation. Wall mounted radiator and double fitted wardrobe.

Family Bathroom

Three piece modern white suite comprising panelled bath with rain fall shower over and glazed shower screen, vanity wash hand basin, low level flush w.c and complimentary tiling to splash back areas and floor. Chrome heated towel rail, extractor fan, recessed spot lights to ceiling and double glazed Velux window.

Outside

Parking

Set to the front of the property there is off road parking for two cars side by side.

Rear Garden

Landscaped rear garden which is mainly laid to lawn with flower and shrub borders and extended paved patio area which is ideal for entertaining. Retaining timber fencing and gated access to the side.

Council Tax Band

D

Property Description

****GUIDE PRICE £375,000 - £390,000****
Connells are pleased to offer to the market this impressive and spacious semi-detached home benefiting from a modern kitchen, cloakroom, en-suite and family bathroom.

The property in brief comprises entrance hall, downstairs cloakroom, living room with bi-folding doors to the rear elevation. Work from home office/family room and a spacious open plan kitchen/dining room.

To the first floor there are three double bedrooms and the family bathroom, with the master bedroom benefiting from an en-suite shower room and a dressing area.

The property benefits from under floor heating to the ground floor, which can be controlled on a room by room basis, and radiator heating to the first floor.

Outside, set to the front of the property there is off road parking for two cars side by side, and to the rear there is a landscaped garden with extended paved patio area which is ideal for entertaining.

Set within close proximity to local schools and amenities, viewing is highly advised to fully appreciate.

Entrance Hall



complementary tiling to splash back areas. Integrated appliances comprise dishwasher, washing machine, fridge/ freezer, electric oven and four ring induction hob with extractor hood over. Recess spotlights to ceiling, under floor heating and space for six-seater dining table and chairs. UPVC double glazed window to the front elevation.

First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three double bedrooms and the family bathroom, Wall mounted radiator, double airing cupboard and access to the loft space.

Master Bedroom

15' 10" x 12' 6" (4.83m x 3.81m)

UPVC double glazed window to the rear elevation. Walk-in dressing area, wall mounted radiator and connecting door to the en-suite shower room.



En-Suite Shower Room

Three piece modern white suite comprising walk-in shower , vanity wash hand basin, low level flush w.c and complimentary tiling to splash back areas and floor. Chrome heated towel rail, extractor fan, recessed spot lights to ceiling and double glazed Velux window.

Bedroom Two

10' 2" into door recess x 9' 2" (3.10m into door recess x 2.79m)

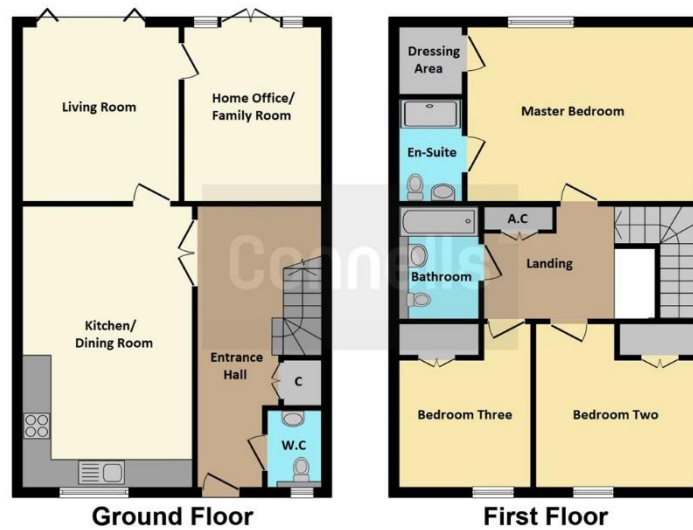
UPVC double glazed window to the front elevation. Wall mounted radiator and double fitted wardrobe.



Bedroom Three







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EPC Rating: B

Tenure: Freehold

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