







## Property Description

This beautifully presented three storey town house is located in the highly popular Bannerbrook Estate being close to local schools, shops, transport links and amenities. Briefly comprising: ground floor w/c, lounge and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom. To the top floor there is the master bedroom with a large crawl space that runs the length of the house and access to the en-suite shower room. Outside there is a driveway providing off road parking, garage and a low maintenance rear garden.

## Approach

Double glazed front door.

## Entrance Hall

Stairs to first floor, laminate flooring.

## Guest W/C

Comprising toilet, wash hand basin and radiator.

## Fitted Kitchen/Dining Room

16' 1" x 9' 2" ( 4.90m x 2.79m )  
Range of wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed bay window to the front elevation.

## Lounge

16' 2" x 11' 7" max ( 4.93m x 3.53m max )  
Double glazed windows & French doors opening onto the rear garden, laminate flooring television point and radiator.

## First Floor Landing

Two storage cupboards and doors to;

## Bedroom Two

12' 4" max x 9' 2" ( 3.76m max x 2.79m )  
Double glazed window to the front elevation and radiator.

## Bedroom Three

13' 5" x 9' 3" ( 4.09m x 2.82m )  
Double glazed window to the rear elevation and radiator.

## Bedroom Four

7' 9" x 6' 8" ( 2.36m x 2.03m )  
Double glazed window to the rear elevation and radiator.

## Family Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, heated towel rail and double glazed window to the front elevation.

## Second Floor

### Master Bedroom

20' 10 x 4' ( 6.10m 10 x 1.22m )

Double glazed window to the front elevation, built-in wardrobes, radiator and storage to eaves. There is a large crawl space at the rear of the bedroom that runs the length of the house and is accessed through a door hatch.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, heated towel rail and double glazed window to the rear elevation.

### Outside

### Front Of Property

Driveway providing off road parking for two vehicles.

### Rear Garden

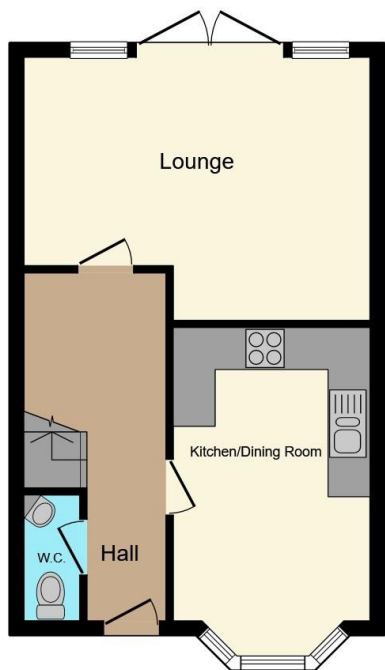
Patio with Astro turf.

### Garage En Bloc

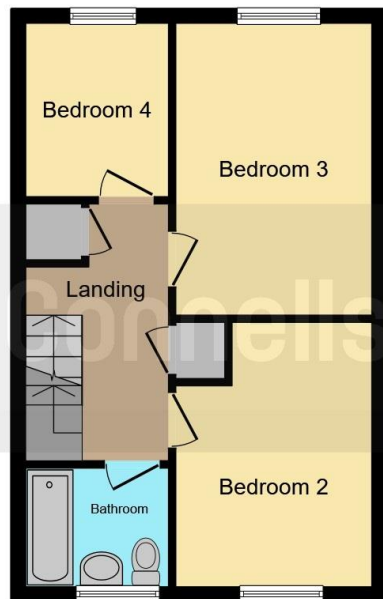
Up & over door.



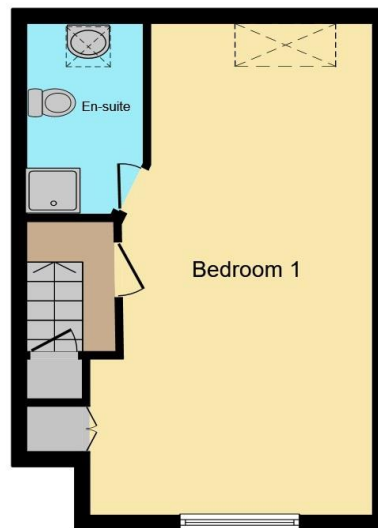




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: C**

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Tenure: Freehold



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