







### Property Description

Connells are delighted to bring to the market this extremely well presented three bedroom family home. Situated in a popular area close to local amenities and schools.

This stunning family home briefly comprises of entrance hall with stairs leading to the first floor, kitchen / diner, a good size lounge making it perfect for those family nights, conservatory, side porch. To the first floor there is three good sized bedrooms with the master bedroom having built in wardrobes, family bathroom and a separate w.c.

To the front of the property there is a dwarf brick wall, block paving, side gate leading to the rear garden, awned area with mature shrubs. To the rear garden there is a beautiful enclosed garden with mature trees and shrubs, blocked paved patio area with all weather entertaining space, large fish pond, pizza oven, summer house and shed.

Viewing is highly recommended to fully appreciate the potential of this stunning home. This family home is not to be missed! Call Connells today 01476590050

## Ground Floor

### Entrance Hall

With doors leading to the lounge, kitchen / diner, stairs leading to the first floor.

### Lounge

17' 9" x 10' 5" ( 5.41m x 3.17m )

With Upvc double glazed window to the front, feature fire place, radiator, laminate flooring, Upvc double glazed french doors leading to the conservatory.

### Kitchen / Diner

17' 9" x 7' 7" ( 5.41m x 2.31m )

With Upvc double glazed windows to the rear, door leading to the side porch, understairs storage cupboard, tiled flooring, space for free standing appliances, plumbing for washing machine, Belfast sink.

### Conservatory

10' 4" x 9' 3" ( 3.15m x 2.82m )

With Upvc double glazed windows, Upvc double glazed french doors leading to the rear garden, laminate flooring, radiator.

### Side Porch

10' 8" x 3' 5" ( 3.25m x 1.04m )

With a door leading to the rear garden, windows to the side.

## First Floor

### Landing

With Upvc double glazed window to the rear, doors leading to three good sized bedrooms,

w.c and the family bathroom.

### Bedroom One

12' x 10' 8" ( 3.66m x 3.25m )

With Upvc double glazed window to the front, carpet, radiator, built in wardrobes.

### Bedroom Two

12' x 10' 8" ( 3.66m x 3.25m )

With Upvc double glazed window to the front, carpet, radiator.

### Bedroom Three

9' 10" x 8' ( 3.00m x 2.44m )

With Upvc double glazed window to the rear, carpet, radiator.

### W.C

With Upvc double glazed window to the rear, low level w.c, wash hand basin, tiled flooring.

### Bathroom

With Upvc double glazed window to the rear, tiled flooring, bath with shower over, wash hand basin, storage cupboards.













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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2 Watergate  
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EPC Rating: Awaited  
 Council Tax Band: A

Tenure: Freehold

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