







## Property Description

GUIDE PRICE £450,000 - £475,000  
Immaculate FOUR bedroom link semi detached property, benefiting from a very modern feel throughout, entrance hallway, ground floor cloakroom, spacious open plan lounge/dining room, fitted breakfast kitchen, first floor Four spacious bedrooms, En-Suite to master, fitted family shower room, outside, direct access off road parking and garage, private rear garden, IMMACULATE, MODERN, VIEWING HIGHLY RECOMMENDED.

### Entrance Hall

Access via door to front.

### Ground Floor Cloakroom

Two piece suite comprising of wash hand basin and low level flush W.C. Extractor fan. Stairs to first floor accommodation.

### Lounge / Diner

18' 9" x 12' 4" ( 5.71m x 3.76m )

Double glazed window to front. Understairs storage cupboard. Radiator. Laminate flooring.

### Kitchen / Breakfast Room

15' 7" x 10' 10" ( 4.75m x 3.30m )

Double glazed window and French doors to rear. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drainage unit. Integrated oven and hob with extractor over. Integrated fridge/freezer and washing machine. Breakfast bar. Radiator.

### First Floor Landing

Stairs from entrance hall.

### Bedroom One

11' 9" x 10' 3" ( 3.58m x 3.12m )

Double glazed window to rear. Radiator.

### En-Suite

Double glazed window to side. Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C. Heated towel rail.

### Bedroom Two

10' 1" x 9' 4" ( 3.07m x 2.84m )

Double glazed window to front. Radiator.

### Bedroom Three

10' 9" x 9' 3" ( 3.28m x 2.82m )

Double glazed window to front. Radiator.

### Bedroom Four

9' 2" x 7' 1" ( 2.79m x 2.16m )

Double glazed window to rear. Radiator.

## Bathroom

Double glazed window to front. Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C. Heated towel rail.

## Front Garden

There is a small shingle area to the front.

## Garage

Garage is accessed via an up and over door. Personal door to garden.

## Rear Garden

Private rear garden.



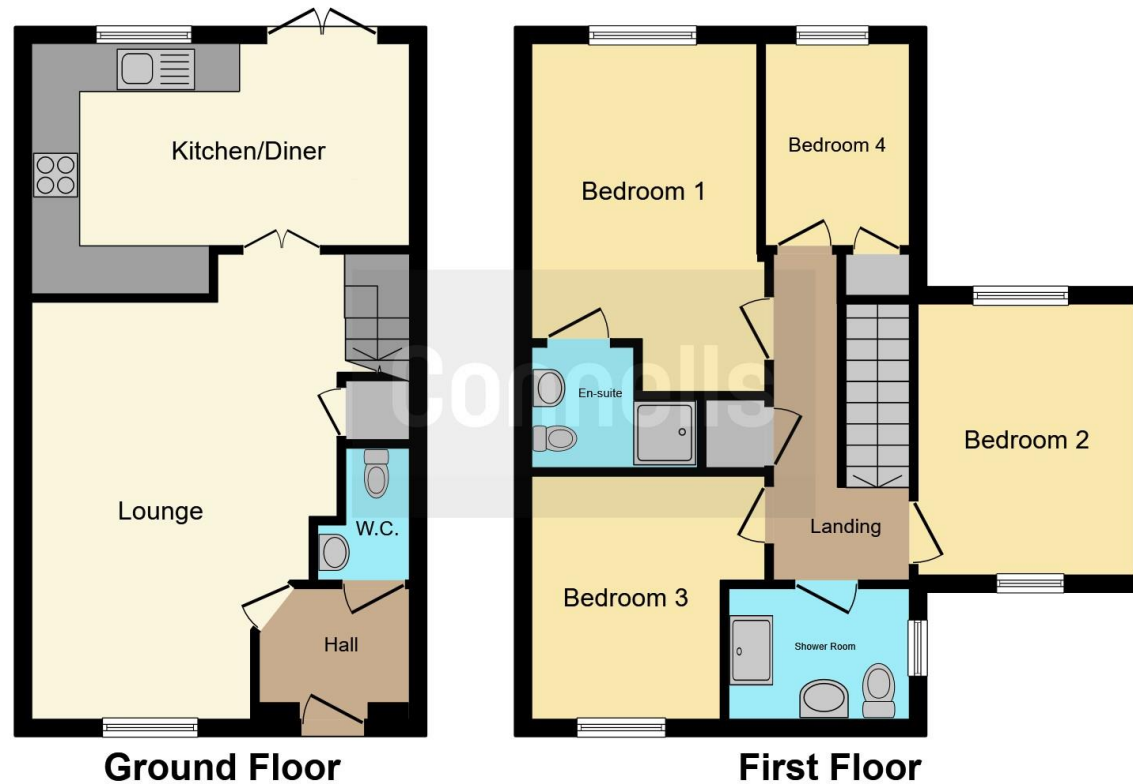












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**directions to this property:**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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