



**Robin Lane,**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Robin Lane,**

This four-bedroom semi-detached home offers a spacious living room, dining room, fitted kitchen, conservatory, and WC on the ground floor. Upstairs are four bedrooms and a bathroom. It features a large rear garden, driveway parking, and is close to schools, amenities, and transport links.



### Hallway

Having an entrance door and radiator. Stairs leads to the first floor accommodation.

### Wc

Having a wc.

### Lounge

11' 2" x 18' 3" ( 3.40m x 5.56m )

Having a front facing double glazed window and two radiators. A feature of the room is the multi fuel fire. Doors leads to the conservatory.

### Conservatory

13' 3" x 11' 3" ( 4.04m x 3.43m )

Having double glazed windows and radiator. French doors leads to the rear garden.

### Kitchen

14' 9" x 9' 2" ( 4.50m x 2.79m )

Having base units and inset sink, space for a Range cooker and washing machine. Rear facing double glazed window. An opening leads to the dining room.

### Dining Room

Having double glazed patio doors which leads to the garden, radiator.

### Landing

Loft access can be obtained.

### Bedroom One

14' 4" x 8' 8" ( 4.37m x 2.64m )

Rear facing double glazed window and radiator.

### En-Suite

A suite comprising shower cubicle, vanity sink unit and wc, radiator and front facing double glazed window.

### Bedroom Two

11' 1" x 10' 9" ( 3.38m x 3.28m )

Rear facing double glazed window and radiator.

### Bedroom Three

10' 6" x 9' 11" ( 3.20m x 3.02m )

Rear facing double glazed window and radiator.

### Bedroom Four

12' x 7' 2" ( 3.66m x 2.18m )

Front facing double glazed window and radiator.

### Bathroom

A suite comprising bath, wc and wash hand basin. Tiling to the walls and floor, heated towel rail and front facing double glazed window.

### Gardens

To the rear of the property is a generous sized enclosed garden and decked seating area.

### Driveway

There is a gated driveway to the front of the property.



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**welcome to**

## **Robin Lane,**

- Spacious semi detached property
- Four bedrooms
- Generous sized gated driveway
- Good access to local amenities
- Ideal for families

Tenure: Freehold EPC Rating: Awaited

# £330,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK112146 - 0002

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