



JR Sales & Letting

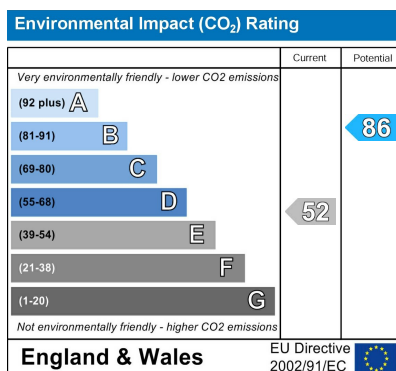
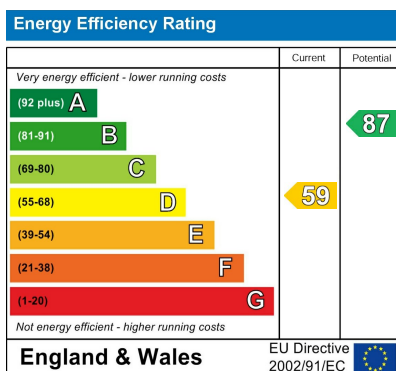
**Pembroke Drive  
Goffs Oak**



**£629,995  
Freehold**

A well presented & tastefully decorated Three Bedroom Semi Detached House situated in this sought after location just off Jones Road. This charming property enjoys a larger than average garden and has a good sized Garage to the side which has the potential to extend to the rear & side Subject to the necessary building consents.

- Garage
- Driveway
- Good Sized 62' Rear Garden
- Through Lounge/Dining Room
  - Sought After Location
  - Gas Heating/Double Glazing
  - Three Bedroom
  - Four Piece Bathroom
- Potential to extend STPP
- Close to Local Schools



### Driveway

Gravel driveway. Parking for three cars. Outside lighting.

### Entrance

UPVC opaque double glazed entrance door. Side window to the:-

### Hallway

Stairs to first floor with timber balastrade and glass panel. Radiator. Cupboard under the stairs. Inset spotlights to the ceiling. Doors to:-

### Kitchen

10'6 x 9'7  
Double glazed window to the rear. Double glazed door to the side. Larder cupboard under the stairs. Range of wall and base fitted units with roll edge work surfaces over. Incorporating a one and half bowl sink with mixer tap and spray head over. Eye level Zanussi oven and microwave over. Recess and space for tall fridge freezer. Four ring Zanussi hob with stainless steel extractor fan over. Plinth heater. Built in dishwasher. Cupboard housing the boiler. Breakfast bar. Granite sparkly black tiled flooring.

### Living Room

24'2 x 12'5  
Double glazed window to the front. Patio doors to the rear. Inset spotlights to the ceiling. Laminate floor. Radiator. Tall panel radiator.

### Garage

17'10 x 9'4  
Courtesy door from the garden. Up and over door. Power and lighting. Opaque double glazed window.

### Garden

Outside water tap. Outside lighting. Mainly laid to lawn with shrub and flower borders. Large concrete patio area.

### Landing

Double glazed window to the side. Inset spotlights to the ceiling. Access to loft space. Timber balastrade with glass panels. Laminate wooden floor. Doors to:-

### Bedroom 1

12' x 10'1  
Double glazed window to the rear. Double radiator. Range of sliding door fitted wardrobes.

### Bedroom 2

10'10 x 11'  
Double glazed window to the front. Radiator. Laminate wooden floor.

### Bedroom 3

6'9 x 8'1  
Double glazed window to the front. Radiator.

### Family Bathroom

7'7 x 7'8  
Two opaque double glazed windows to the rear. Suite comprising of a low flush W.C with push button flush. Bidet with mixer tap. Shower bath with chrome shower valve, rain head and hand attachment. Waterfall mixer tap. Vanity wash handbasin with cupboards under and waterfall mixer tap. Fitted mirror. Chrome towel radiator. Sparkly porcelain floor tiles. Inset spotlights to ceiling. Part tiled walls in complimentary ceramics.



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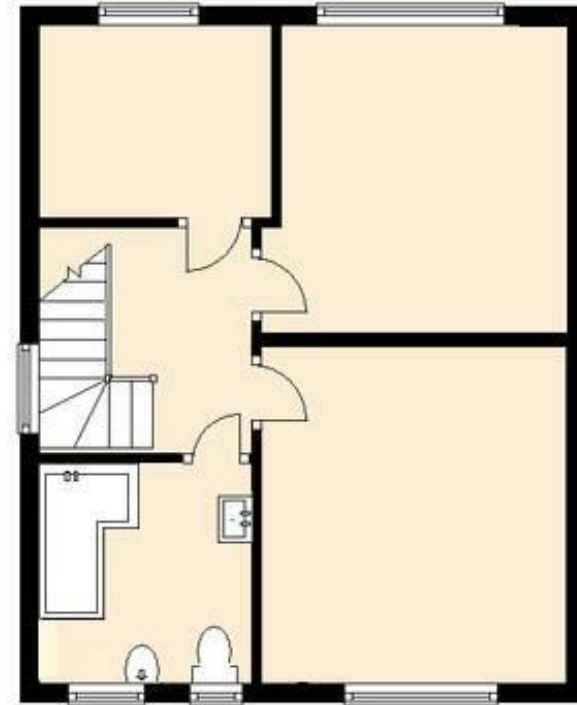
## Ground Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)