



Kilnmead, Northgate
£425,000

**MANSELL
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- Convenient location, close to town centre and station
- Immaculate condition and improved throughout
- Three double bedrooms all with built-in wardrobes
- Private rear garden
- Off street parking up to three vehicles
- Downstairs shower room
- Utility room
- Council Tax Band 'C' and EPC 'C'

Situated in the highly desirable and convenient area of Northgate, this immaculate property presents a great opportunity for a variety of buyers.

Benefits include a galley style kitchen/breakfast bar, downstairs shower room, spacious utility room and driveway parking for multiple vehicles.

Upon entering, the hallway provides access to the stairs leading to the first floor, an understairs cupboard, living room, kitchen and ample space for shoes and coats.

To the left of the hallway is a cosy living room with a window overlooking the front aspect. Following through from this room leads into the extended sitting/dining room. This space which is currently being used as a second reception has excellent potential for a downstairs bedroom.





The kitchen is one of the main features of the property with a brick-built extension at the rear. Styled into a galley kitchen, this space benefits from a breakfast bar, French doors leading to the garden, access to your downstairs shower room and utility room.

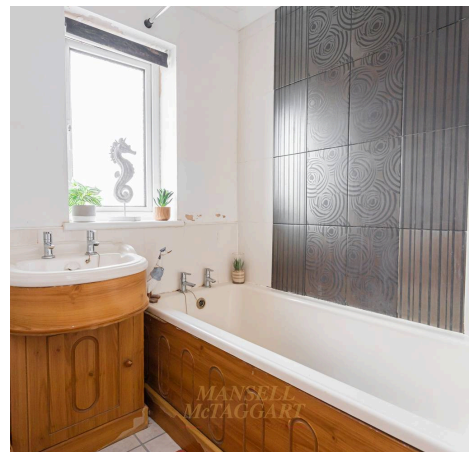
The kitchen area is complete with attractive units, integrated oven with gas hob and stainless-steel extractor fan with room for additional white goods.

Leading to the first floor, the landing welcomes you with access to all three bedrooms, family bathroom room, separate w/c and loft.

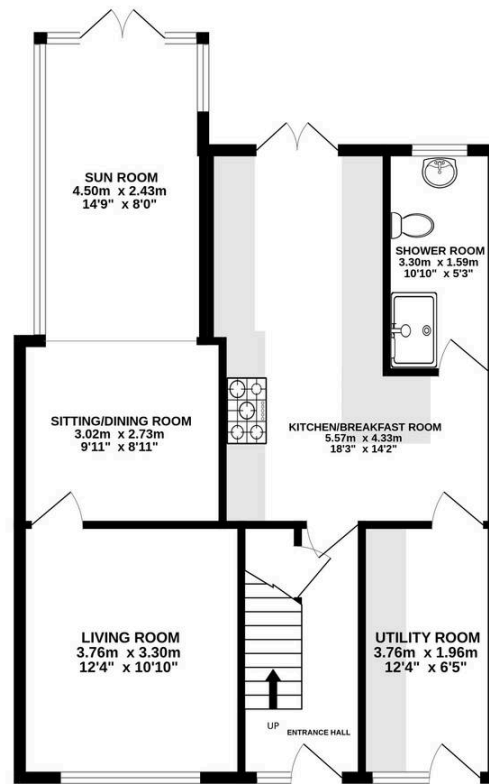
The bathroom features a full-length panelled bath with shower attachment, wash hand basin and opaque window to rear. The w/c is separated next door, perfect for families getting ready in the morning. Three double bedrooms complete the first-floor accommodation each featuring built-in wardrobes, making this ideal for growing families.

Externally, the property boasts a driveway providing off road parking for up to three cars.

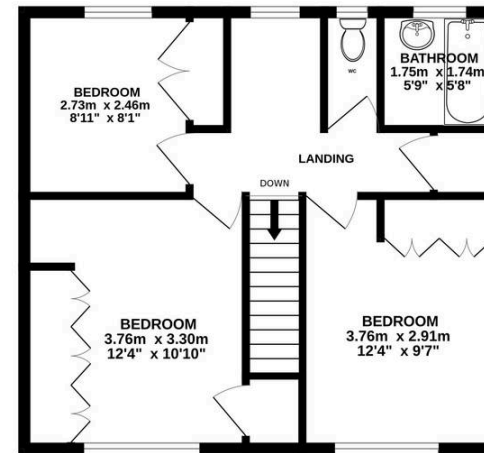
The garden features a levelled lawn and a laid patio, perfect for outdoor entertainment.



GROUND FLOOR
68.7 sq.m. (740 sq.ft.) approx.



1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 114.5 sq.m. (1233 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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