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Jade Way, Forge Wood

Guide Price £430,000 – £450,000

**MANSELL
McTAGGART**
Trusted since 1947





- Semi-detached home located on the ever popular Forge Wood development
- Driveway for two vehicles and a single garage (partly converted)
- Downstairs cloakroom
- Three bedrooms
- West facing rear garden
- No onward chain
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

A well presented three bedroom semi-detached family home, conveniently located on the ever popular Forge Wood development, offered with no onward chain. Further benefits include driveway parking for two vehicles, a single garage (partly converted) and a west facing rear garden.

Upon entry, there is an entrance hallway with stairs leading to the first floor with storage beneath and access to the convenient downstairs cloakroom.

On your left is the kitchen, overlooking the front aspect fitted with an attractive range of wall and base units incorporating cupboards and drawers with work surfaces over and integrated appliances.

To the rear of the house is the open plan living/dining room providing ample space for living room furniture and a dining table and chairs with French doors opening out on to the west facing rear garden allowing in plenty of natural light.





Heading upstairs, the first floor landing provides access to all three bedrooms, the family bathroom and access to the loft.

Bedroom one is a generous double room with two windows to the front and a large recessed area suitable for wardrobes or a dressing table. Bedrooms two and three both overlook the rear aspect with the third bedroom also benefitting from a built-in wardrobe.

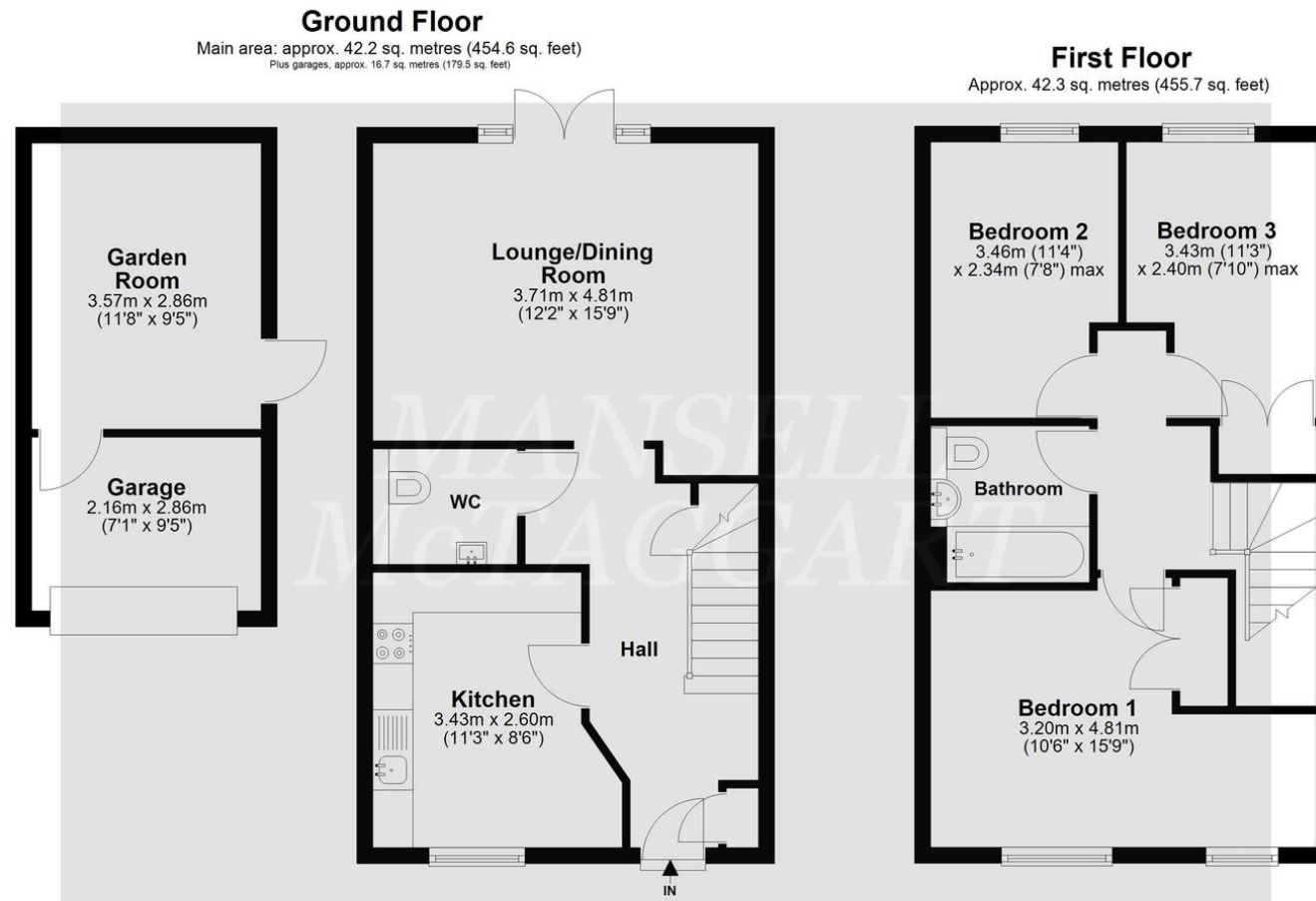
Finally, the family bathroom is fitted in an attractive white suite comprising a panel enclosed bath with shower unit over, wash hand basin, low level WC and chrome towel warmer.

Outside, there is a double length driveway providing off-road parking for two vehicles leading to a single garage with up and over door. This space has been converted by the current owners to create a home office/studio with a pedestrian door accessible from the garden. In addition, there are parking bays on street for visitors. Gated side access leads to the west facing rear garden, which is mainly laid to lawn with a patio area abutting the foot of the house, the whole enclosed by wooden panel fencing.

Agents Note:-

There is a yearly Estate Charge of £376.04





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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