







A well appointed three bedroom semi-detached home offering an open plan lounge/diner, refitted kitchen with the added benefit of a conservatory and downstairs shower room. The home also boasts a private rear garden, driveway parking and garage.

#### Entrance Hall

Door to front, stairs to first floor accommodation, radiator.

#### Lounge

16' 10" Max x 12' 7" Max ( 5.13m Max x 3.84m Max )

Window to front, under stairs cupboard, Fireplace, radiator.

#### Dining Room

8' 10" x 8' 2" ( 2.69m x 2.49m )

Patio door to conservatory, radiator.

#### Kitchen

9' 3" Max x 9' 2" Max ( 2.82m Max x 2.79m Max )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, space for freestanding oven, plumbing for dishwasher, cooker hood.

#### Utility Room

5' 4" x 4' 10" ( 1.63m x 1.47m )

Wall units, plumbing for washing machine, space for fridge/freezer.

#### Cloakroom

Window to rear, wash hand basin in vanity unit, shower cubicle, part tiled, shaver point, chrome towel rail radiator.

#### Conservatory

10' 7" x 8' 7" ( 3.23m x 2.62m )

Windows and French door, tiled flooring, radiator.



## Landing

Window to side, loft access, cupboard.

## Bedroom One

12' 3" Max x 9' 8" Max ( 3.73m Max x 2.95m Max )

Window to rear, fitted wardrobes, radiator.

## Bedroom Two

10' 5" + Wardrobe x 9' 8" ( 3.17m + Wardrobe x 2.95m )

Window to front, built in double wardrobe, radiator.

## Bedroom Three

7' 1" + Wardrobe x 6' 8" ( 2.16m + Wardrobe x 2.03m )

Window to front, built in cupboard over stairs, radiator.

## Bathroom

Window to rear, P shape bath with mixer taps and shower over, glass shower screen, wash hand basin in vanity unit, WC, extractor fan, shaver point, fully tiled, towel radiator.

## Rear Garden

Fence enclosed, patio area, laid to lawn, mature hedge row and planted borders, outside tap, gated access to front.

## Garage & Parking

Split doors to front, light and power, door to utility room, driveway parking.

## Agents Notes

Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.













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**EPC Rating: C**

Tenure: Freehold

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Property Ref: CBN306100 - 0003