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£310,000

An attractive and immaculately presented, freehold 3 bedroom detached home ideally situated for schools, shopping facilities, cinema, family friendly pubs and restaurants, as well as A19 and A1(M) access for commuters.

This stylish ready to move into property offers spacious living accommodation and briefly comprises; Entrance Lobby, Living Room with feature bow window, Dining Room with staircase leading to the first floor, recently refitted Kitchen offering a range of cabinets plus some integrated appliances and Conservatory providing access to the rear patio, to the first floor there is a luxurious refitted Family Bathroom and 3 Bedrooms. The property also has the benefit of an open plan, block paved driveway providing off street parking, double glazing, central heating and a south facing rear garden perfect for entertaining, to relax and enjoy the warmer weather or for playing children. This property has everything you could wish for, viewing is highly recommended. Council Tax Band D

Ground Floor

Entrance Lobby

Access to the delightful home is via a composite door. The entrance lobby benefits from a double glazed window to the side elevation, coving to the ceiling and laminate flooring.

Living Room

11'7" x 14'4" (3.55 x 4.38)



Located at the front of the property this splendid room has a double glazed bow window to the front elevation with central heating radiator below. This room also benefits from a modern wall mounted electric fire, coving to the ceiling and laminate flooring. This room flows through to the Dining Room.

Dining Room

10'9" x 10'9" (3.29 x 3.29)



This room is perfect for entertaining offering doors to Kitchen and Conservatory. The neutral colour scheme is complimented by plaster work coving to the ceiling and laminate flooring. There is also a central heating radiator and a staircase offers access to the first floor accommodation with built in understairs cupboard providing storage space.

Conservatory

8'1" x 13'10" (2.47 x 4.23)



Offering the ideal place for entertaining or to sit and relax, this room is flooded in natural light from double glazed windows and double doors open to the rear paved patio, also ideal for al fresco dining. Heating is provided by a central heating radiator and laminate flooring completes this room perfectly.

Kitchen

9'2" x 13'5" (2.80 x 4.10)



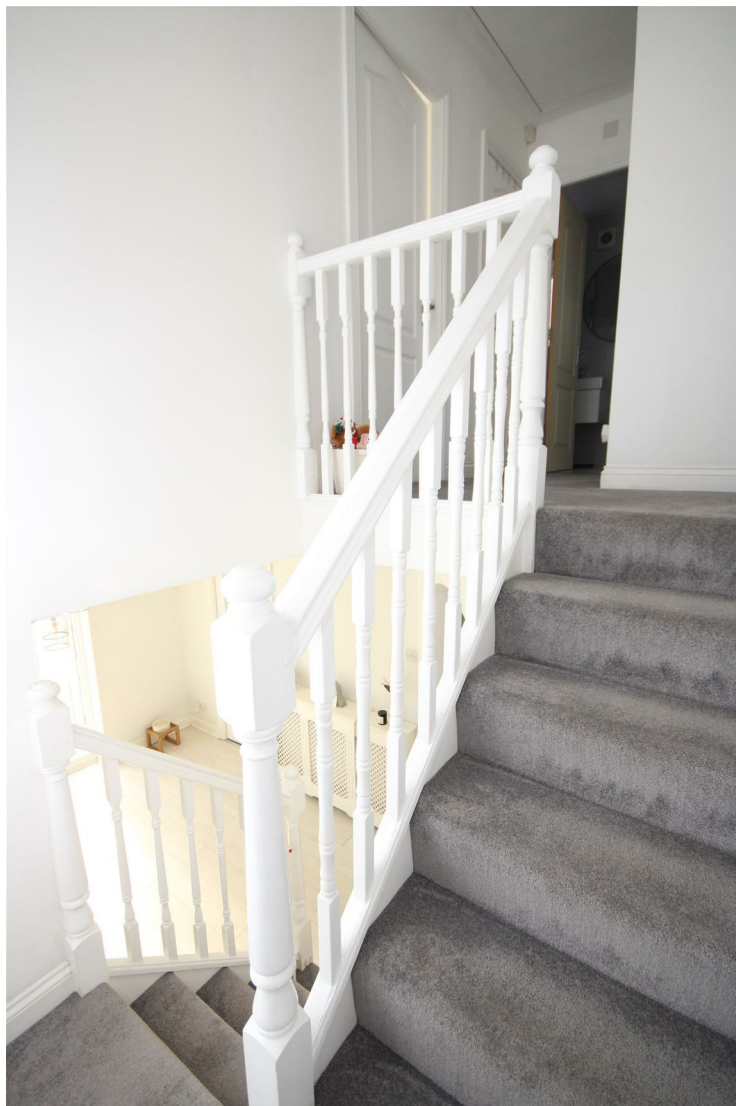
One of the main selling points of this superb home is the recently refitted Kitchen offering a comprehensive range of base, wall and drawer cabinets with inset sink unit and contrasting work surfaces. Integrated appliances include an oven, hob, extractor hood, dish washer and fridge freezer. A double glazed window and UPVC door to the rear elevation provide natural lighting. This delightful room also has the benefit of a coving to the ceiling, a central heating radiator and laminate flooring.

Kitchen



First Floor

Landing



A built in cupboard provides storage space plus doors lead from the landing offering access to all first floor rooms.

Bedroom 1 (Rear)

14'6" x 9'9" (4.42 x 2.98)



This spacious double bedroom is located at the rear of the property and offers a double glazed window with views over the garden. Fitted wardrobes provide hanging and storage space. The neutral decor of this room is complimented by recently fitted laminate flooring and heating is provided by a central heating radiator.

Bedroom 1 (Rear)



En-suite

5'4" x 6'0" (1.64 x 1.84)



Fitted with a stylish 3 piece suite comprising a modern wash hand basin set into a vanity unit also providing storage space, close coupled w.c. and shower enclosure. This elegant room

also has the benefit of a double glazed window, splash back tiling to the walls and contrasting tiling to the floor. Background heating is via a ladder style heated towel rail.

Bedroom 2 (Front)
10'2" x 10'11" (3.12 x 3.34)



This beautiful room has a double glazed window to the front elevation with central heating radiator below. The neutral decor of this room is enhanced by laminate flooring.

Bedroom 2 (Front)



Family Bathroom



Offering the perfect place to relax, facilities of this luxurious room include a panelled bath with shower over, a close coupled w.c. and wash hand basin set into a vanity unit also providing storage space. There is also a double glazed window, extractor fan and a ladder style heated towel rail. Tiling to the walls and contrasting flooring finish the look of this calming room completely.

Bedroom 3 (Front)
9'9" x 8'2" (2.98 x 2.50)



Set to the front of the property, this bedroom is currently being used as a Home Office and features a double glazed window

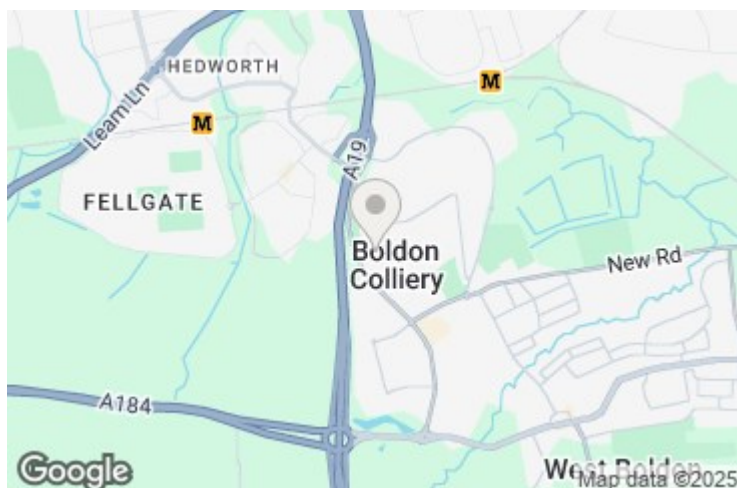
with central heating radiator below. The decor of this room is complimented by laminate flooring.

Exterior



The gardens together with this delightful home are accessed via a block paved double driveway which provides off street parking and leads to a garage. There are also open plan lawned gardens to the front of the property with mature planting. Enclosed south facing gardens to the rear of this impressive home feature a raised lawned area providing a safe and secure enviroment for family living or playing children. A paved patio accessed via doors from the Conservatory and Kitchen is the perfect place for al fresco dining or to relax and enjoy the sun on brighter days.

Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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