







## Price: £239,995



01642 245 796 visit clarkemunro.com for details









## **Key Features:**

- 3 bedroom semi-detached house
- Lounge, dining room & breakfast room
- Breakfast room & kitchen with quartz worktops and various integrated appliances
- Block paved driveway
- 2 detached garages
- Generous rear garden

## **Property Description:**

Situated on the highly sought after Acklam Road is this simply stunning and greatly improved traditional 3 bedroom bay fronted semi which has been finished to the highest of standards throughout. Internally comprising: entrance hall, lounge with working open fire, rear dining room also with working open fire and french doors out to patio, w/c, breakfast room with solid quartz tops which continue into the kitchen (installed in the last 2 years) with a smart range of higloss units with various integrated appliances including frost free fridge freezer, cooker, and dishwasher, 3 good sized bedrooms (master with fitted wardrobes) and family bathroom with white 4 piece suite including double ended bath and boarded loft with carpets, electrics, Velux window and pull down ladder (previously used as office). Further benefits include Combi boiler (4/5 year old with warranty & serviced annually), block paved driveway providing ample off road parking for multiple cars, overlooking the avenue of trees to the front and the lawns have been treated regularly by "green thumb". To the rear of the property are 2 detached garages and an impressive and rather generous rear garden, well established with planted boarders, patio and lawn areas. Early viewing is advised to avoid disappointment.



#### TO VIEW: Tel: 01642 245796

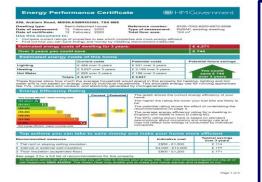
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#### **Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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