



 **3**
Bedrooms

 **3**
Bathrooms

Tenure :
Freehold



Brought to the market for sale is this truly stunning, three bedroom semi detached home. Presented to a very high standard throughout, this is an immaculate home and one not to be missed! offering spacious rooms throughout the internal layout comprises in brief: - ground floor: - entrance hallway, kitchen diner, downstairs wc / pet shower area and a lounge. First floor: - landing, bedroom 1 with a dressing area and en-suite, two further bedrooms and a bathroom. Benefits from double glazing and gas central heating. The property enjoys a commanding position set back from the roadside behind a boundary wall and double gates. A generous front garden with lawn and established borders. A long block paved driveway provides extensive parking which leads to a detached double garage with electric door. To the rear, there is a substantial lawned garden. Call Tudor Sales & Lettings for more information or to arrange a viewing!

Kitchen / Diner 5.20m x 6.40m (17' 1" x 21')

With a wide range of Shaker Style wall and base units. Oak worktops and upstands. Belfast Style sink and tap. Integrated double oven. Island with gas hob and extractor over. Exposed brick chimney breast. Integrated dishwasher and washing machine. Part tiled flooring. Double glazed window to the kitchen area. To the dining area Bi-Folding doors open to the delightful rear garden. Space for a dining table. One vertical radiator and two column style radiators.

Lounge 4.12m x 3.65m (13' 6" x 12')

A light and airy lounge with a double glazed bay window. Central heating radiator.

WC / Shower

Part tiled walls. Shower base which is raised, perfect for showering and washing down pets. WC and a double glazed window.

Bedroom 1 4.10m x 3.85m (13' 5" x 12' 8")

Double bedroom with double glazed window. Feature lighting. Dressing area. Provisions for wall mounted TV. Central heating radiator. Door opens to the en-suite.

En-Suite

Tiled shower cubicle. Victorian style wash hand basin. WC. Tiled flooring. Heated towel rail.

Bedroom 2 2.50m x 2.30m (8' 2" x 7' 7")

Double bedroom with feature fireplace. Double glazed window and a central heating radiator.

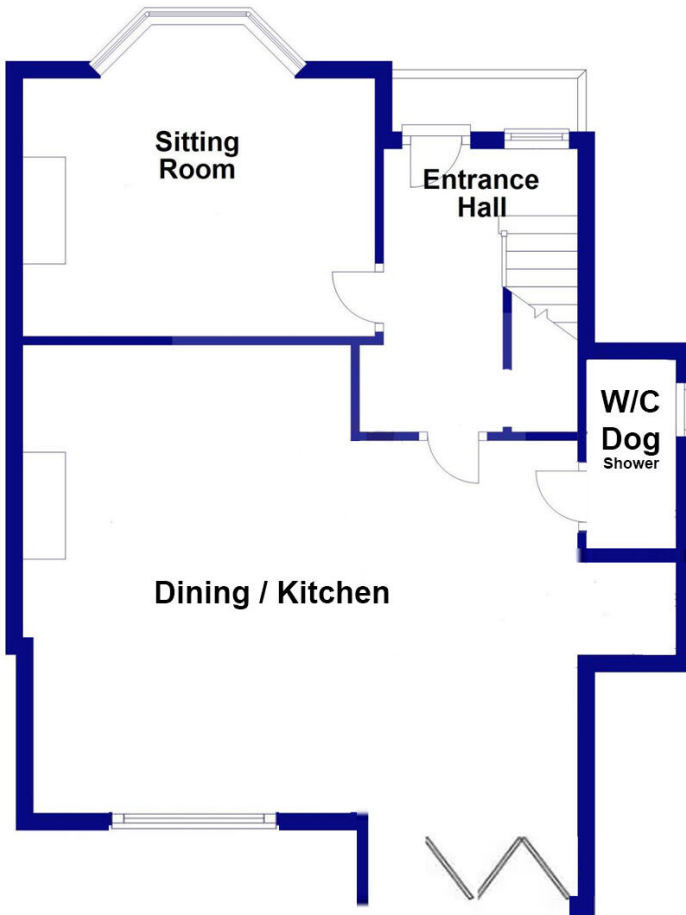
Bedroom 3 2.22m x 3.25m (7' 3" x 10' 8")

With fitted wardrobe, dressing table and chest of draws. Double glazed window and a central heating radiator.

Bathroom 3.04m x 2.67m (10' x 8' 9")

A stunning house bathroom with roll top bath, tiled shower cubicle, wc and a Victorian Style sink. Wall pannelling. Two double glazed windows. Heated towel rail. Tiled flooring.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		60
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Featherstone, WF7

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		60	80
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

