









## **Description**

Offering a highly impressive, stunning family home this extended, internally upgraded three bedroom SEMI DETACHED VILLA lies in a sought after residential area. The extension in 2018 created an open plan kitchen, dining room and family room layout which is the real hub of this home. An downstairs shower room was also added. In 2023 the rest of the windows were replaced and new flooring was fitted in 2024.

There is a spacious, enclosed rear garden with decked area, paved patio, lawned plot and shed. The monoblock driveway was completed in 2022 offering parking for up to three cars. Specification includes: double glazing, gas central heating and solar panels. Lies a short walk from the primary school plus local shops and transport facilities are nearby.

Beautifully presented family accommodation comprises: Entrance Hall by UPVC double glazed door with side panels and inbuilt cupboard. There is a front facing Lounge with floor length window and glazed French doors leading to the Dining Room / Family Room and Kitchen. This bright space features two Velux windows, rear window and French doors to the garden and is perfect for relaxing and entertaining with family/friends.

The quality fitted Kitchen features light grey high gloss fitted units, solid granite work surfaces and matching splashback. Integrated appliances include: chimney extractor hood, five ring gas hob, two ovens and dishwasher. There is a plumbed Utility Store. The downstairs Shower Room offers a quality suite including: double sized cubicle, heated towel rail and partial wall tiling

Stairs lead to Upper Landing with side window, two cupboards and loft hatch. There are three double sized Bedrooms. The 1st bedroom features fitted wardrobes. The Bathroom with rear window has suite comprising: vanity wash hand basin, wc and bath with shower. Additional benefits include: wall / floor tiling, decorative panelled ceiling and heated towel rail.

Viewing is highly recommended. EPC = B



Hallway

Lounge

4.42m x 3.61m (14'6 x 11'10)

Dining Room/Family Room/Kitchen 6.10m x 5.64m (20'0 x 18'6)

**Utility Store** 

1.93m x 1.85m (6'4 x 6'1)

**Downstairs Shower Room** 

**Upper Landing** 

Bedroom 1

3.61m x 3.96m (11'10 x 13'0)

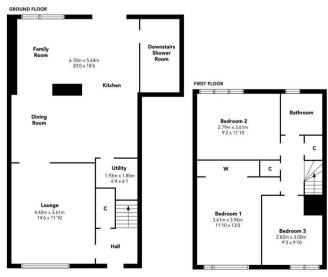
Bedroom 2

2.79m x 3.61m (9'2 x 11'10)

Bedroom 3

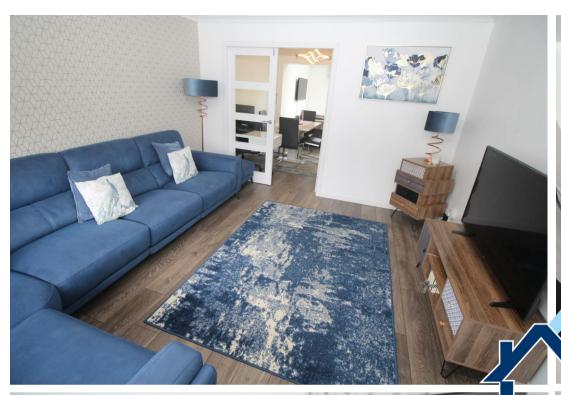
2.82m x 3.00m (9'3 x 9'10)

Bathroom



Floorplans are indicative only - not to scale Produced by Plushplans ⋈



























## **Agents Notes:**

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