

HARWOOD

THE ESTATE AGENT

01952 881010

1 Cadfael Drive, Aqueduct TF3 1AY



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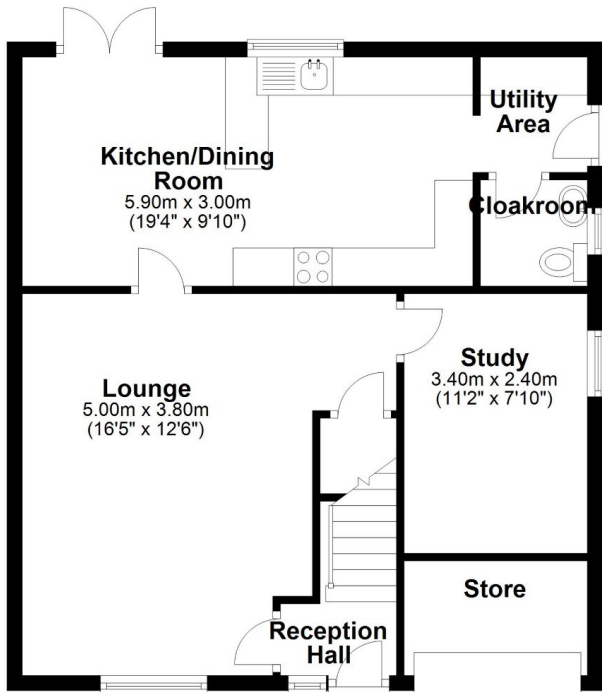
This spacious, well presented family home is located within easy reach of local schooling and amenities, and with excellent access to the national road network. The accommodation includes reception hall, large lounge, study (formerly part of the garage) and a generous kitchen/diner with granite worktop, adjacent utility and W.C.. The first floor offers four well proportioned bedrooms (the principle bedroom benefits from built in wardrobes and ensuite shower room) plus a family bathroom. The nicely landscaped rear garden features a patio area with pagoda creating a delightful area for outside dining/relaxation, plus two tiered areas of lawn and garden shed. There is driveway parking to the front and the former garage door gives access to a useful storage area.





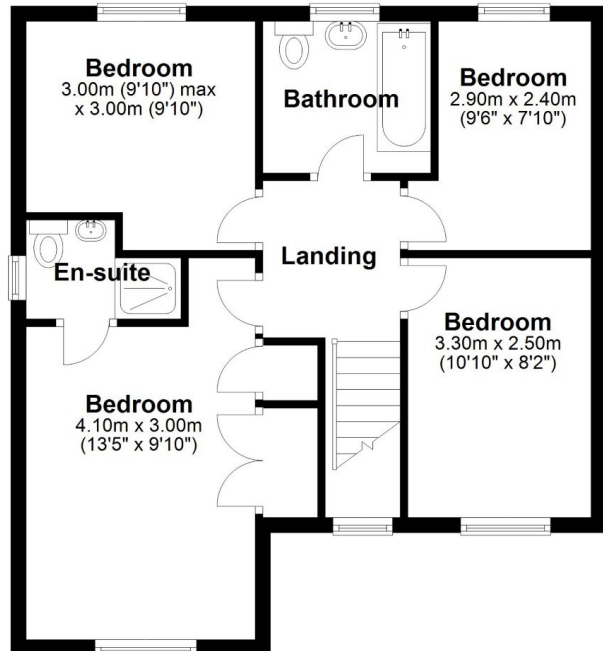
Ground Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



Total area: approx. 112.8 sq. metres (1214.3 sq. feet)

Cadfael Drive

Tenure Freehold **Council tax** D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 21st August 2024