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The Important Bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



Council Tax Band: C | Property Tenure: Freehold

EXTENDED HOME WITH SPACE FOR ALL THE FAMILY! Located on the fringes of open green space but close to lots of local amenities this fantastic home is a must view. Whether you're looking to settle down in this leafy neighbourhood or seeking a place to create new memories, this property on St. Davids Avenue has the potential to be the perfect backdrop for the next chapter of your life. You enter the property through the porch (a 'must have' for busy family life), into the central hallway, off which you'll find a double bedroom with ensuite shower room which could also be used as a home workspace away from the usual hustle and bustle of a family life. There's also a lounge with feature fireplace giving space for entertaining guests or simply relaxing with your loved ones, but it's the stunning 'L' shaped kitchen/diner with additional living space opening onto the garden that will have you smiling from ear to ear. It really is the perfect space for growing families and those that like to entertain and comes with separate utility room too boot! Upstairs are 3 further well-proportioned bedrooms and a family bathroom. Well-presented throughout, fully double glazed, gas centrally heated and with driveway parking to the front, you really couldn't ask for more. Don't miss out on the opportunity to make this house your home sweet home!



Entrance Porch

5'4" x 3'5" (1.64 x 1.06)
Double glazed door to front with glass panel to side, tiled floor.

Hallway

12'6" x 6'0" (3.82 x 1.83)
Obscure glazed panel door, radiator, stairs to first floor landing, under stairs storage.

Bedroom Four

7'7" x 12'0" (2.32 x 3.66)
Double glazed window to front, step down from hallway, radiator.

Ensuite Shower Room

7'7" x 3'3" (2.32 x 1.01)
Double glazed Skylight, extractor fan, tiling to walls, double shaving point, double shower cubicle, wash hand basin, and WC.

Lounge

11'4" x 13'10" (3.47 x 4.22)
Double glazed window to front, radiator, feature fireplace with wooden surround and tiled hearth, opening to L shaped kitchen/diner/living space.

Kitchen Area

17'10" x 10'1" max (5.44m x 3.08m max)
Double glazed window to rear, range of wall and base units with worktops over, 1 1/2 bowl sink and drainer with mixer tap over, tiling to walls, integrated dishwasher, integrated double electric oven/grill, inset 5 burner gas hob, cooker hood above, door to utility room, open to dining area.

Dining Area/Living Space

18'0" x 6'7" (5.49 x 2.02)
Double glazed window to rear, double glazed French doors to side leading to the garden, two radiators, feature wood panel effect wall.

Utility Room

7'8" x 9'4" (2.34 x 2.87)
Double glazed door and window to rear, gas combi boiler, fitted tall cupboard, space for washing machine, tumble dryer and tall fridge freezer.

Landing

10'2" x 6'11" (3.10m x 2.11m)
Double glazed obscure widow to side, airing cupboard storage, loft access to part board loft with drop down ladder and light.

Bedroom One

10'6" x 11'10" (3.21 x 3.62)
Double glazed window to front, radiator, recessed fitted wardrobes with internal fitted soft close drawers in both.

Bedroom Two

10'2" x 10'6" (3.10 x 3.22)
Double glazed window to rear, radiator.

Bedroom Three

6'11" x 7'8" (2.11 x 2.347)
Double glazed window to front, radiator.

Bathroom

7'0" x 5'5" (2.140 x 1.67)
Double glazed obscure window to rear, tiling to walls, heated towel rail, P shaped bath with corner taps and shower over, pedestal wash hand basin and WC.

Driveway Parking

Driveway parking for one car with additional area laid to stone chippings providing further parking.

Rear Garden

Enclosed by fencing to all sides, mainly laid to lawn with raised decking, patio seating area and paved footpath to rear decked area and shed, outside tap and security light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		
EU Directive 2002/91/EC		

