

£220,000

14 Churnet Road, Forsbrook, ST11 9BP



- THREE BEDROOM SEMI-DETACHED
- THREE RECEPTION ROOMS
- UTILITY ROOM
- MODERN KITCHEN
- MODERN BATHROOM
- DRIVEWAY
- DETACHED GARAGE
- LOW MAINTENANCE REAR GARDEN
- POPULAR FORSBROOK LOCATION

A beautifully presented three-bedroom semi-detached property ready to be loved by you! This spacious accommodation offers three bedrooms, three reception rooms, kitchen, utility room and family bathroom. Externally, there is ample off-road parking and a low maintenance rear garden. Call us now to book your viewing!

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PORCH

A good area to take off shoes and coats, through the sliding uPVC door. Tiled flooring, uPVC windows surround the porch.

HALLWAY

11'6" x 6'2" (3.51m x 1.88m)

A spacious entrance welcoming you into the property through the hallway. Access to stairs to first floor, lounge and kitchen. Laminate flooring, central heating radiator.

LOUNGE

12'11" x 9'11" (3.94m x 3.02m)

A lovely, cosy lounge which offers a nice open space through to the snug at the back. This dual aspect room offers lots of natural light, a feature electric fireplace with marble fireplace and wooden modern sleeper above. Double wall lights, fitted carpet, uPVC window. Central heating radiator.

DINING ROOM

10'8" x 7'8" (3.25m x 2.34m)

Perfectly positioned next to the kitchen, this room is used as a dining area. The frosted window gives the dining area a sense of separation without being entirely closed off. Laminate flooring, central heating radiator, access into snug at back of the room.

SNUG

8'8" x 7'5" (2.64m x 2.26m)

A great room that feels separate from the rest of the house closing in through the sliding doors. The room is ideal for curling up with a good book, enjoying a quiet moment, or simply relaxing with family and friends. Laminate flooring, central heating radiator, uPVC window.

KITCHEN

11'3" x 7'9" (3.43m x 2.36m)

A well-appointed kitchen with range of fitted wall and base units. Butcher block worktops and white composite sink unit. Storage cupboard, tiled flooring, central heating radiator, uPVC windows, access through to utility space.

UTILITY

8'9" x 7'8" (2.67m x 2.34m)

This utility room is a practical addition to the home, providing essential space for laundry and additional storage - plumbing for washing machine. Tiled flooring, uPVC back door and windows, central heating radiator.

STAIRS AND LANDING

Fitted carpet, uPVC window, access to bathroom and three bedrooms. Storage cupboard.

MASTER BEDROOM

12'10" x 8'6" (3.91m x 2.59m)

A good sized bedroom with fitted wardrobes, fitted carpet, storage cupboard housing the combi boiler. uPVC window. Central heating radiator.

BEDROOM TWO

10'8" x 9'7" (3.25m x 2.92m)

A second good-sized bedroom with fitted carpet, uPVC window, central heating radiator.

BEDROOM THREE

10'0" x 6'9" (3.05m x 2.06m)

A generous sized single bedroom with storage built under the bed, fitted carpet, central heating radiator, uPVC window.

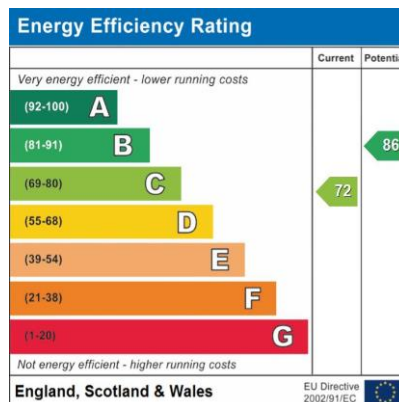
FAMILY BATHROOM

6'9" x 5'6" (2.06m x 1.68m)

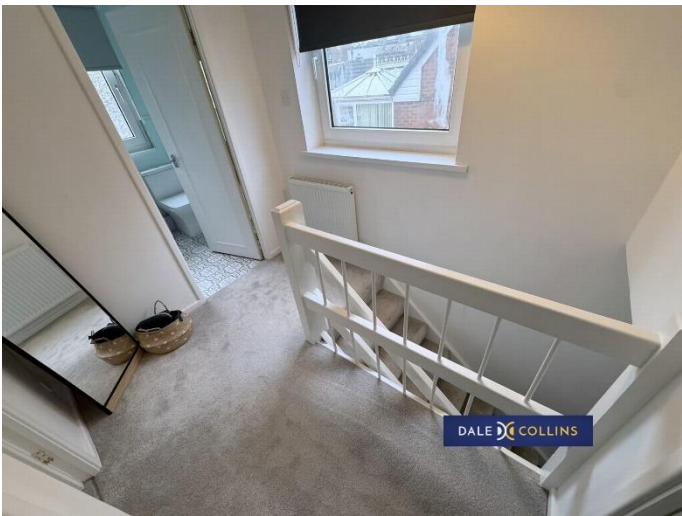
A modern fitted bathroom with P-shaped bath with overhead shower, pedestal hand wash basin, low level w/c. Tiled walls, central heating radiator, vinyl flooring, uPVC window.

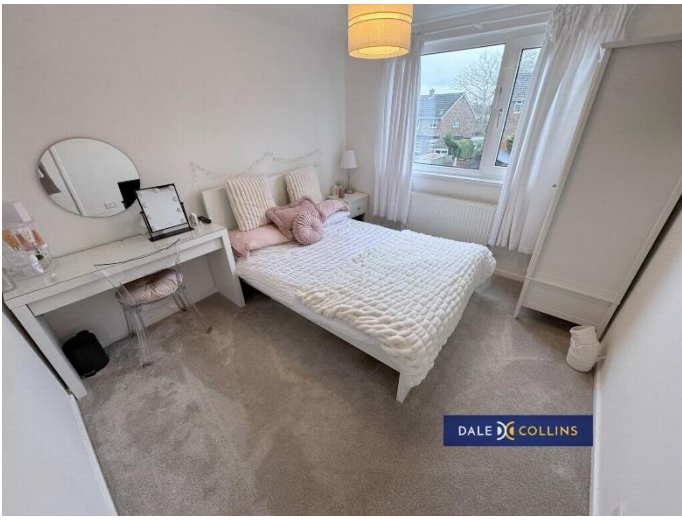
EXTERNALLY

A great sized driveway providing ample parking leading to a detached garage at the rear of the property. Low maintenance gardens with slabbed areas all over.









GARAGE

GROUND FLOOR

FIRST FLOOR



TOTAL AREA: APPROX. 105.6 SQ. METRES (1136.3 SQ. FEET)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 14 Churnet Road, Forsbrook, ST11 9BP



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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