

**£220,000**

**48 Bellerphon Drive, Meir, ST3 6SP**



- THREE BED SEMI DETACHED
- EN-SUITE TO MASTER
- DOWNSTAIRS TOILET
- MODERN INTERIOR
- ENCLOSED GARDEN
- DRIVEWAY
- BAR/SUMMERHOUSE
- CLOSE TO LOCAL AMENITIES
- NHCW WARRANTY!

**A three bedroom semi-detached property located on the popular estate of The Crescent in Meir. The stylish and modern interior means you can move in without having to lift a finger! Comprising of three bedrooms with en-suite to the master bedroom, downstairs toilet, modern kitchen and family bathroom. Externally, a driveway for off road parking and a private garden to the rear - with an added bonus of a summerhouse! Book your viewing today.**

# Bellerphon Drive, Meir, ST3

## ENTRANCE

5'9" x 4'5" (1.75m x 1.35m)

Through the uPVC door into the entrance, a perfect space to take off shoes and coats. Access to the downstairs toilet, and through to the lounge. Fitted carpet, central heating radiator.

## DOWNSTAIRS W/C

4'11" x 2'9" (1.50m x 0.84m)

Low level W/C, pedestal sink basin, uPVC window, central heating radiator, vinyl flooring.

## LOUNGE

16'1" x 13'1" (4.90m x 3.99m)

A cosy lounge with fitted carpet, uPVC window, central heating radiator and stairs to the first floor.

## KITCHEN

16'0" x 8'3" (4.88m x 2.51m)

A stylish, modern kitchen with a range of indigo blue wall and base units, including integrated oven, grill, hob and extractor. Plumbing for washing machine. Vinyl flooring, central heating radiator, uPVC window and double doors opening out to the lovely rear garden. Combi boiler housed in here.

## STAIRS TO FIRST FLOOR

Fitted carpet.

## MASTER BEDROOM

12'9" x 8'11" plus door opening space (3.89m x 2.72m)

A spacious master bedroom with storage space and en-suite. Fitted carpet, central heating radiator, uPVC window.

## EN-SUITE

5'5" x 4'10" (1.65m x 1.47m)

A modern en-suite with low level W/C, pedestal sink unit, walk in shower cubicle. uPVC window, extractor fan, central heating radiator.

## BEDROOM TWO

9'7" x 8'3" (2.92m x 2.51m)

A second bedroom overlooking the rear garden space, fitted carpet, central heating radiator, uPVC window.

## BEDROOM THREE

8'3" x 6'2" (2.51m x 1.88m)

A third single bedroom with fitted carpet, central heating radiator, uPVC window.

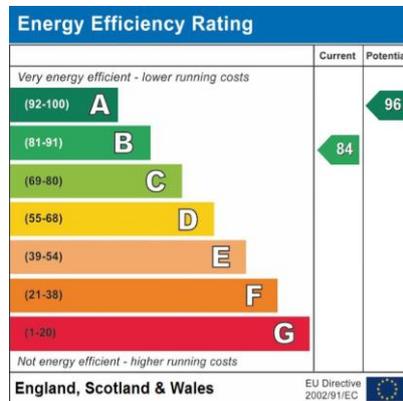
## FAMILY BATHROOM

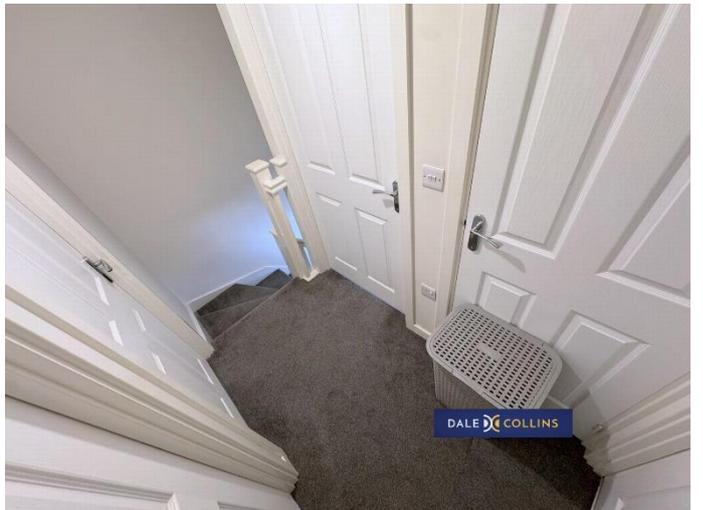
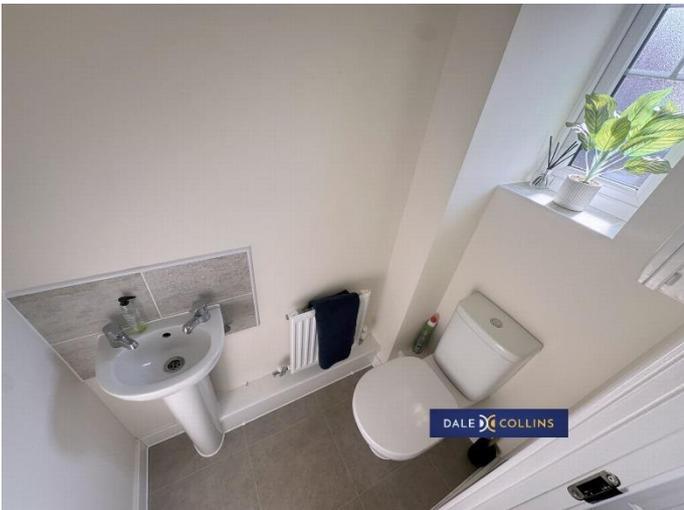
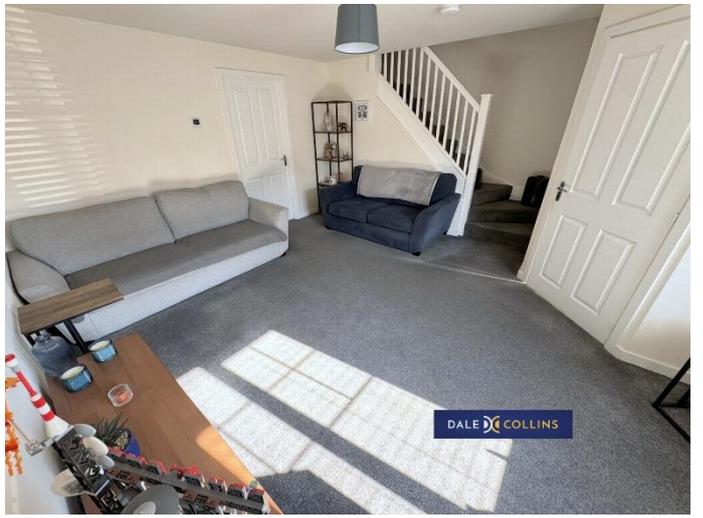
6'10" x 6'1" (2.08m x 1.85m)

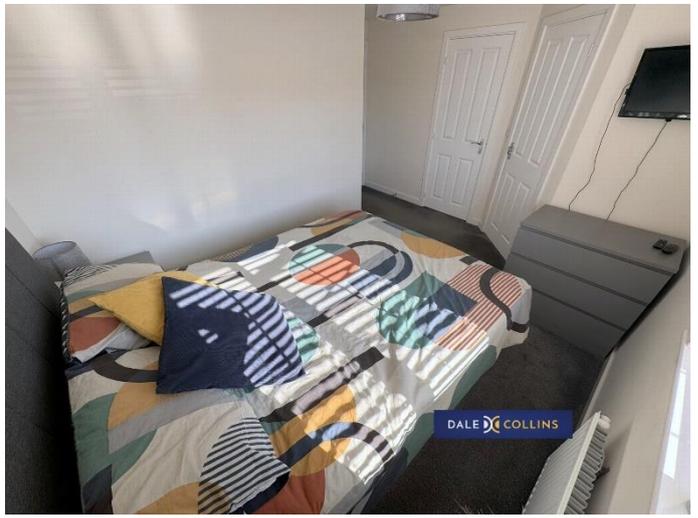
A fresh white bathroom with low level W/C, pedestal sink unit, panelled bath, vinyl flooring, uPVC window.

## EXTERNALLY

Driveway to the front offering parking for up to two cars. To the rear is an enclosed garden, with a great bar/summerhouse. Fenced borders.









**Location: 48 Bellerphon Drive, Meir, ST3 6SP**



**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.

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