



## Fairoak Close

Landare, CF44 8BT

£275,000



- \*\* DETACHED 3 BEDROOM FAMILY HOUSE
- \*\* HIGHLY SOUGHT AFTER LOCATION
- \*\* PRIVATE FRONT AND REAR GARDENS
- \*\* DRIVEWAY AND GARAGE
- \*\* ENTRANCE PORCH, EXCELLENT SIZE OPEN PLAN ENTRANCE HALL.
- \*\* DOWNSTAIRS CLOAKROOM. 2 RECEPTION ROOMS. FITTED KITCHEN
- \*\* FIRST FLOOR 3 GOOD SIZE BEDROOMS AND FAMILY BATHROOM
- \*\* GAS CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS

Early viewing is recommended on the spacious well established 3 bedroom detached house situated in a perfect location within easy walking distance of local schools, Dare Valley Country Park with excellent country walks.



**Entrance Porch 4'6 x 6'6 (1.37m x 1.98m)**

Upvc double glazed widows and door. Tiled floor.

**Open Plan Hallway 14'2 x 10'6 (4.32m x 3.20m)**

Large picture double glazed windows overlooking front garden. 2 x deep storage cupboards.

**Downstairs Cloakroom**

Modern suite comprising w.c., and wash hand basin. Part tiled walls. Upvc double glazed window to side aspect. Radiator.

**Lounge 10' x 18'2 (3.05m x 5.54m)**

Upvc double glazed picture window to rear aspect. Upvc double glazed window to front aspect. Radiator.

**Dining room 12'5 x 11' (3.78m x 3.35m)**

Tiled floor. Upvc double glazed patio windows to rear garden.

**Fitted kitchen 14'4 x 7'7 (4.37m x 2.31m)**

With a modern range of wall and base units, ceramic 1 1/2 bowl sink unit. Pantry cupboard. Radiator. Tiled floor. Upvc double glazed window to rear aspect. Door to rear garden.

**landing**

Upvc double glazed window to front aspect.

**Bedroom 1 13'5 x 9'5 (4.09m x 2.87m)**

Radiator. Twp double built in wardrobes. Upvc double glazed window to rear aspect.

**bedroom 2 9'11 x 14'6 (3.02m x 4.42m)**

Radiator. Upvc double glazed window to rear aspect. Built-in wardrobe.

**bedroom 3 7'11 x 10' (2.41m x 3.05m)**

Radiator. Upvc double glazed window to front aspect.

**Bathroom 5'10 x 8'5 (1.78m x 2.57m)**

Modern suite comprising bath, wash hand basin and w.c., radiator. Part tiled walls. Upvc double glazed window.

**Garage**

Up and over door, power and light connected.

**outside**

Entrance drive. Front garden with paved patio mainly laid to lawn with private hedge surrounding front and rear gardens.

**Tenure**

Freehold so we are advised by vendor.

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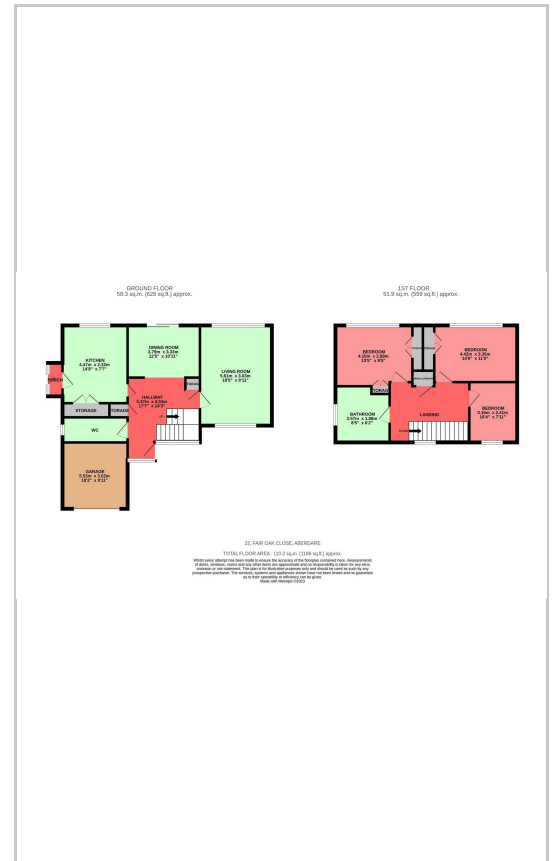
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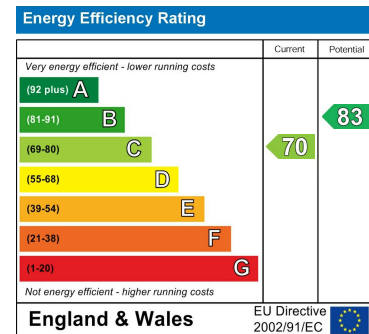
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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