



\* EXTENDED SEMI-DETACHED FAMILY HOME \* CORNER PLOT WITH POTENTIAL FOR FURTHER EXTENSION (SUBJECT TO REQUIRED PLANNING PERMISSIONS) \* LARGE LIVING / DINING ROOM AND SEPARATE FAMILY ROOM \* KITCHEN \* THREE BEDROOMS \* FAMILY BATHROOM WITH CORNER BATH AND SEPARATE SHOWER CUBICLE \* LARGE ENCLOSED REAR GARDEN \* DETACHED GARAGE TO THE REAR \* OFF ROAD PARKING \* NO UPPER CHAIN \* INTERNAL VIEWING RECOMMENDED \*

Bradshaws are offering for sale, with no onwards chain, this extended family home situated on a corner plot and offering further scope for extension (subject to the relevant planning requirements). The property benefits from a large living / dining room, separate family room and kitchen to the ground floor with three bedrooms and a four piece suite bathroom to the first floor. Within easy walking distance of the railway station, highly regarded schools, local shops and other amenities of this sought after village, an internal viewing is recommended to fully appreciate the space this property has to offer.

### Entrance Hall

Double glazed door to the front aspect. Radiator. Laminate wood flooring. Coved ceiling. Large under stairs storage cupboard. Consumer unit. Dado rail.

### Living / Dining Room

Two double glazed windows to the front aspect. Radiator. Fitted carpet. Coved ceiling. Stairs rising to the first floor.

worksurface over incorporating one and a half bowl drainer sink unit. Freestanding cooker with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Part tiled walls. Tiled flooring. Double glazed window to the rear aspect.



### Landing

Hatch to loft. Fitted carpet. Airing cupboard housing gas fired combi boiler.

### Bedroom One

Double glazed window to the front aspect. Built-in wardrobes. Radiator. Fitted carpet. Coved ceiling.



### Family Room

Double glazed window to the rear aspect. Double glazed French doors to the rear garden. Tiled effect flooring. Radiator. Coved ceiling.



### Bedroom Two

Two double glazed windows to the rear aspect. Radiator. Fitted carpet. Coved ceiling.

### Kitchen

Fitted with a range of wall, drawer and base level units with



### Bedroom Three

Double glazed window to the front aspect. Radiator. Laminate wood flooring. Coved ceiling.



### Rear Garden

A good sized rear garden offering scope to extend (subject to the relevant planning requirements) laid mainly to lawn with a paved patio area and boundary fencing. Outside tap. Shed. Gated pedestrian access.



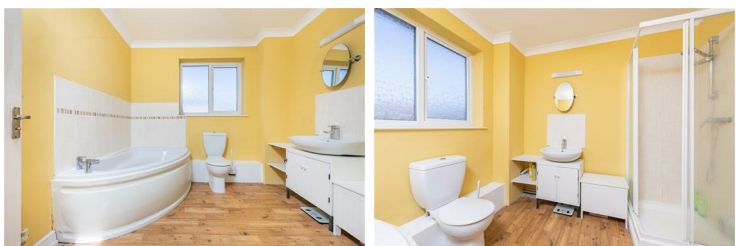
### Bathroom

Fitted to comprise close couple w/c, vanity unit with inset wash hand basin, corner panelled bath and separate shower cubicle with mains fed shower. Part tiled walls. Radiator. Laminate wood flooring. Coved ceiling. Obscure double glazed window to the rear aspect.



### Disclaimer

These details have been prepared by Julie Rogers and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed, we would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)



### To The Front

The front of the property is laid mainly to lawn with a shingle area and pathway leading to the front door.

### Detached Garage

With remote control electric roller garage door. Power and light. Security camera. Personal door to the rear garden.

### Note

Services and appliances have not been tested.

### Viewing

By appointment through Bradshaws.

## 2 Prudence Close

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 115.7 sq m / 1245 sq ft

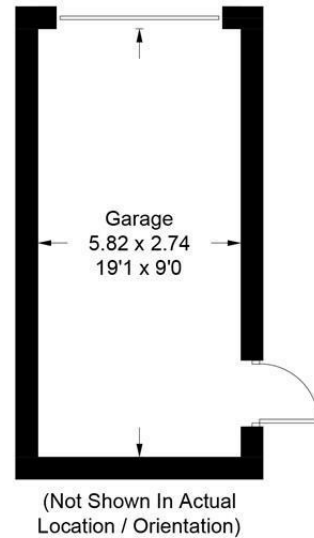
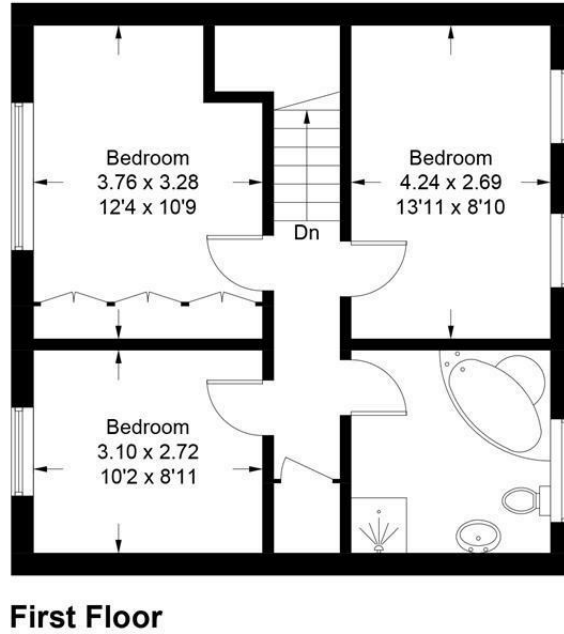
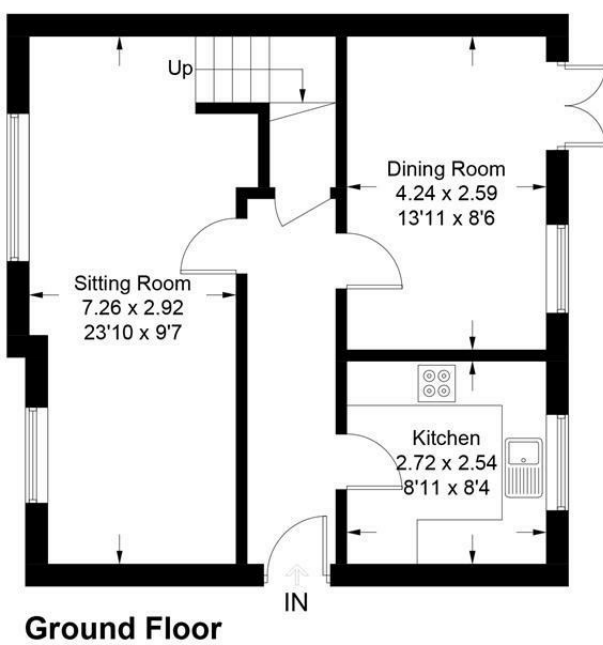


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