



## Clos Masons, £315,000

- Found on a Corner Plot
- Three Receptions
- Four Bedrooms, Bathroom & En-Suite
- Council Tax Band D
- Conservatory
- EPC Rating: C



 4  2  2





## About the property

Nestled on a corner plot, this charming detached family home sits within a tranquil cul-de-sac, boasting easy access to local amenities and transportation links. Offering three receptions, a conservatory, a spacious kitchen, and utility area, along with four bedrooms, a bathroom, and an ensuite,

## Accommodation

### Hallway

Laminate flooring, carpet to stairs. Under stairs storage cupboard. Access to the study, lounge, cloakroom and kitchen

### Cloakroom

Wc and wash hand basin.

### Study / Home Office

8' 8" x 6' 11" ( 2.64m x 2.11m )

Laminate flooring. Window to the front. Radiator.

### Lounge

14' 6" x 11' 10" ( 4.42m x 3.61m )

Accessed via double doors. Laminate flooring. Feature wood burner and hearth. Two windows to the front. Radiator.

### Kitchen

12' 6" x 9' 7" ( 3.81m x 2.92m )

Fitted with a range of wall and base units with worktops over. Stainless steel sink and drainer. Built in fridge/freezer and dishwasher plus oven and hob. Windows to the rear. Access to the Dining Room and Utility Room. Tiled floor.

### Dining Room / Home Office

9' 7" x 9' 4" ( 2.92m x 2.84m )

Laminate flooring. Radiator. French doors to the conservatory.



### Conservatory

14' 2" x 9' 5" ( 4.32m x 2.87m )  
Polycarbonate roof. Windows to the side and rear. Laminate flooring.  
Door to the side.

### Utility Room

7' 10" x 5' 9" ( 2.39m x 1.75m )  
Fitted with a range of units. Window to the rear. Door to the side garden. Door leading to the garage. Space for washing machine and tumble dryer.

### Garage

Window to the side. Shower cubicle. Roller shutter door to the front.

### Landing

Access to all the bedrooms and bathroom.

### Bedroom One

11' 10" x 8' 3" ( 3.61m x 2.51m )  
Fitted carpet. Two windows to the front. Door to the en-suite shower room. Radiator.

### En-Suite Shower Room

Suite comprising shower, wc and wash hand basin. Window to the side.

### Bedroom Two

10' 6" x 8' 3" ( 3.20m x 2.51m )  
Window to the front. Fitted carpet.

### Bedroom Three

7' 10" x 9' 9" ( 2.39m x 2.97m )  
Window to the rear. Fitted carpet. Radiator.

### Bedroom Four

7' 5" x 9' 8" ( 2.26m x 2.95m )  
Window to the rear. Fitted carpet. Radiator.

### Bathroom

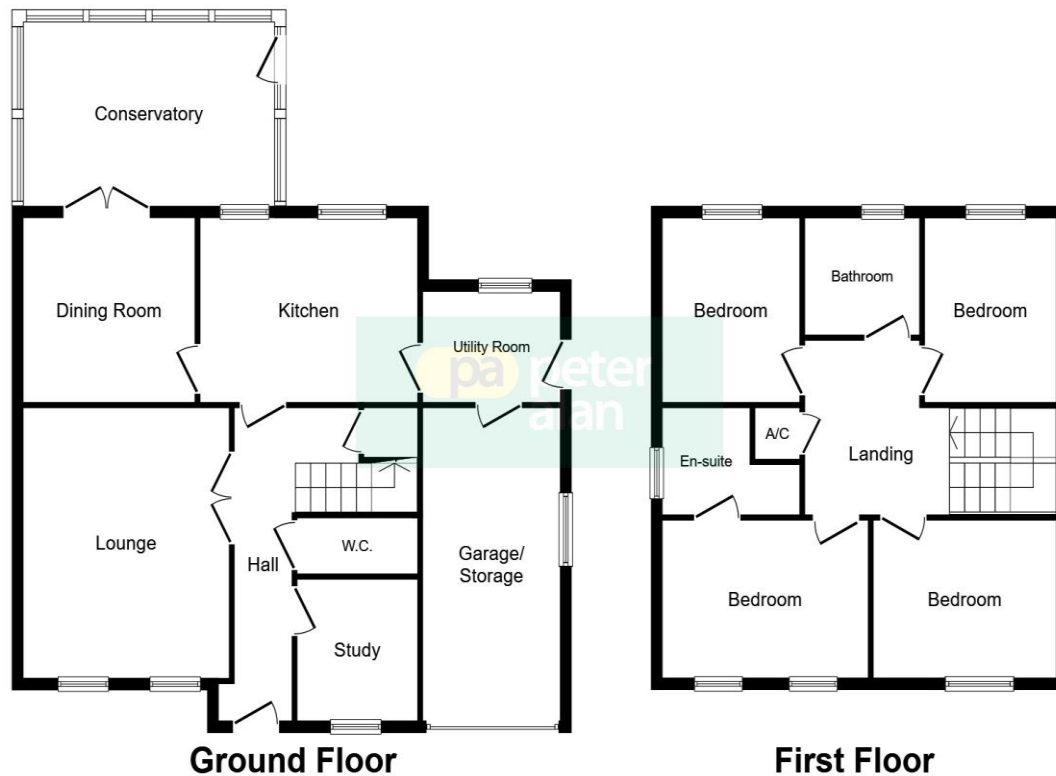
Suite comprising bath, wash hand basin and Wc. Tiled walls and floor. Window to the rear.

### External

Off road parking at the front of the property. There is a fenced off area to the side of the property laid to chipping which could house a caravan/boat with potential to extend the house or build a garage. To the rear there is a patio garden which is accessed via the conservatory.



## Floorplan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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