



## Pear Tree Cottages offers in the region of £420,000

- Character Property
- Three Reception Rooms
- Downstairs WC
- Beautiful Gardens
- Garage and Off Road Parking
- Newly Fitted Kitchen and Bathroom
- No Onward Chain
- EPC Rating: C



 4  1  2





## About the property

Presenting a splendid semi-detached house for sale, neutrally decorated and well-positioned with excellent public transport links, nearby schools, local amenities, green spaces, and both walking and cycling routes. This house is an ideal purchase for first-time buyers, investors, and families alike.

The property boasts four bedrooms, including a sizable master bedroom. The second and third bedrooms are spacious doubles, with a cosy single room making up the fourth. All rooms offer a calming environment for relaxation, imbued with the neutral décor that permeates the property.

There is a single bathroom with a luxurious rain shower, offering a spa-like experience within your own home. The residence also benefits from a fully equipped kitchen complete with a utility room, fitted countertops, and natural light flooding in, making the space bright and inviting.

The property's social heart is in its three reception rooms. The dining room is perfect for family meals or entertaining guests. The second reception room offers large windows, a fireplace, and a pleasing garden view. The third reception room provides direct access to the garden, allowing for a seamless indoor-outdoor living experience.



## Accommodation

### Entrance Hallway

### Dining Room

14' 11" x 13' 1" ( 4.55m x 3.99m )

### Kitchen

11' 5" x 24' 3" ( 3.48m x 7.39m )

### Wc

### Living Room

17' 6" x 13' ( 5.33m x 3.96m )

### Sun Room

14' 2" x 10' 2" ( 4.32m x 3.10m )

### First Floor

### Bathroom

### Bedroom One

14' 5" x 13' 1" ( 4.39m x 3.99m )

### Bedroom Two

12' 6" x 9' 1" ( 3.81m x 2.77m )

### Bedroom Three

10' 11" x 8' 6" ( 3.33m x 2.59m )

### Bedroom Four

11' 3" x 8' 7" ( 3.43m x 2.62m )



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## Floorplan



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