



Mallards Reach, £350,000

- Detached
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Solar Panels
- Conservatory
- Master En-Suite
- Private Garden
- EPC Rating: B



 3  2  3



About the property

Sit on a generous plot is this well proportioned three bedroom, detached home in popular Mallards Reach, Marshfield. Benefiting from being in catchments and walking distance to Marshfield Primary school which feeds to Basseleg Comprehensive School. This light and airy home enjoys a bright reception room, master bedroom has an ensuite, a lovely kitchen which leads to the conservatory overlooking the rear garden and the property has a garage.



Accommodation

Entrance

Enter via the double glazed door to front into the hallway with stairs to first floor. Laminate flooring. Access to lounge, kitchen/diner and the cloakroom. Radiator.

Lounge

16' 5" x 10' 7" (5.00m x 3.23m)
Two double glazed windows to front. Two radiators. Laminate floor.

Kitchen/diner

16' 5" x 9' 9" (5.00m x 2.97m)
Two double glazed windows to rear. Double glazed door to rear. A range of matching wall and base units incorporating a one and half bowl stainless steel sink with mixer tap over. Plumbed for a dishwasher and space for an under counter fridge with further space for a free standing fridge freezer. Breakfast bar area. Space for a dining table and chairs. Spotlights to ceiling.

Conservatory

16' 1" x 7' 9" (4.90m x 2.36m)
Double glazed conservatory to rear. Tiled floor. Power points. Double doors onto the garden.

Cloakroom

Double glazed frosted window to side. Plumbed for a washing machine. Low level WC and wash hand basin. chrome heated towel rail. Hidden storage. Tiled splashbacks and floor.

Bedroom One

11' 5" x 9' 8" (3.48m x 2.95m)
Two double glazed windows to rear. Built in wardrobes. Access to the en-suite. Laminate floor. Radiator.

En-Suite

fully tiled shower cubicle with mains fed shower. Wash hand basin. Tiled splashbacks and floor.

Bedroom Two

12' 6" x 11' (3.81m x 3.35m)
Double glazed window to front. Laminate flooring. Radiator.

Bedroom Three

8' 3" x 8' 2" (2.51m x 2.49m)
Double glazed window to front. Laminate flooring. Radiator.

Bathroom

Double glazed frosted window to rear. P shaped bath with mains shower over. Low level WC and wash hand basin. Tiled splashbacks and floor.

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Floorplan



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