



## Wicken Close, £285,000

- COUNCIL TAX C
- Great Location
- Three Bedrooms with Master En-Suite
- Bathroom
- Kitchen/Diner
- Large Garden
- Garage
- Close To Amenities
- EPC Rating: C



 3  2  1





## About the property

Located in the popular area of Wicken Close, St Mellons is this well presented three bedroom house that offers everything you could wish for, including master en-suite, large garden, garage, downstairs WC and a modern kitchen/diner. Perfect first home or for a growing family. Highly recommended!

## Accommodation

### Entrance

Enter via the Double glazed door to front into the hallway with access to the cloakroom and lounge. Stairs to first floor. Radiator.

### Cloakroom

Upvc double glazed obscure window to front. Low level WC and a wash hand basin. Radiator.

### Lounge

12' 4" max x 10' 11" max ( 3.76m max x 3.33m max )

Upvc double glazed window to front. Radiator. Open to the dining room. Hardwood floor.





## Dining Room

8' 6" max x 8' 4" max ( 2.59m max x 2.54m max )

Upvc double glazed french doors to the rear. Hardwood floor. Radiator. Access to the kitchen.

## Kitchen

8' 11" x 8' 4" max ( 2.72m x 2.54m max )

Upvc double glazed window to rear. A range of matching wall and base units. sink and drainer with mixer taps over. Heat resistant work surfaces. Plumbed for a washing machine and space for a fridge freezer. Electric oven and gas hob with cooker hood over. Tiled splashbacks.

## Bedroom One

11' 5" x 8' 8" max ( 3.48m x 2.64m max )

Upvc double glazed window to front. Radiator. Built in wardrobes.

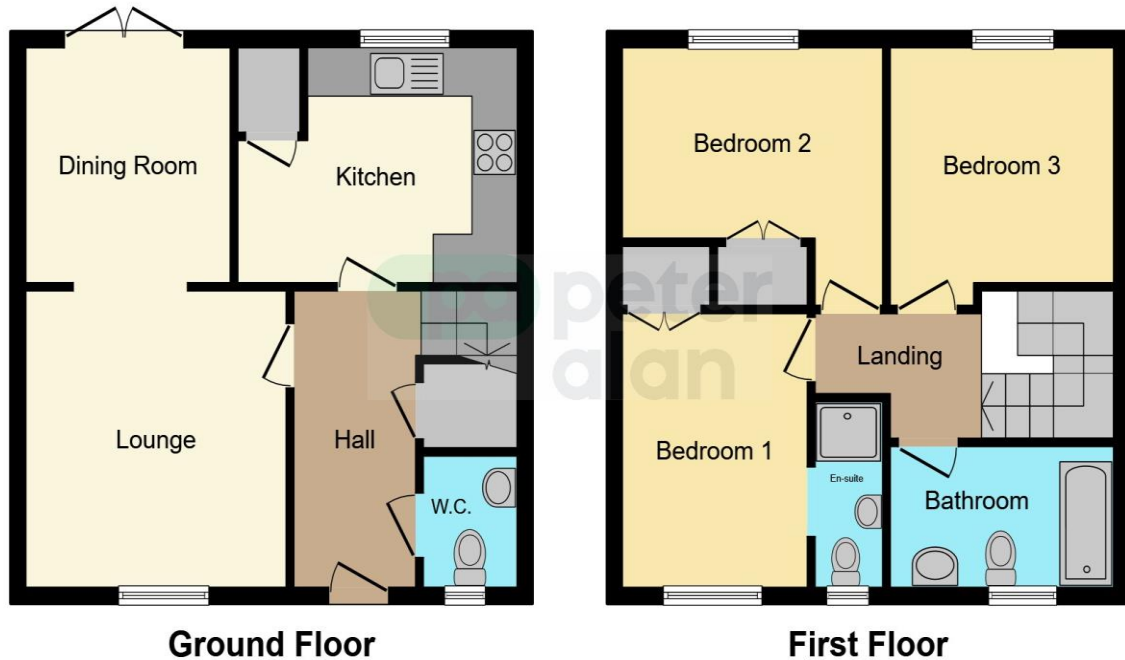
## En-Suite

Upvc double glazed obscure window to front. Shower cubicle, wash hand basin and a low level WC. Tiled splashbacks and heated towel rail.

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## Floorplan



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