



## Mallards Reach, £320,000

- Council Tax D
- Three Bedrooms
- Detached
- Kitchen
- Private Garden
- Cul De Sac Location
- Utility Room
- Two Reception Rooms
- EPC Rating: D



 3  1  2



## About the property

\*\*\*\*GUIDE PRICE £330,000 - £340,000\*\*\*\* Located in the popular cul de sac of Mallards Reach is this three bedroom detached house that has plenty on offer for a first time buyer or a growing family. Within the catchment area for Marshfield primary school.

## Accommodation

### Entrance Hall

### Lounge

14' 2" x 12' 3" ( 4.32m x 3.73m )

### Dining Room

8' 5" x 8' 3" ( 2.57m x 2.51m )

### Kitchen

8' 4" x 6' 7" ( 2.54m x 2.01m )

### Utiliy Room

8' 9" x 7' 8" ( 2.67m x 2.34m )



11' 3" x 9' 5" ( 3.43m x 2.87m )

### **Bedroom Three**

7' 4" x 7' 3" ( 2.24m x 2.21m )

### **Shower Room**

7' 4" x 7' 3" ( 2.24m x 2.21m )

### **Cloakroom**

7' 6" x 7' 4" ( 2.29m x 2.24m )

### **Bedroom One**

10' 3" x 9' 5" ( 3.12m x 2.87m )

### **Bedroom Two**

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## Floorplan



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