



## Baruc Way, ##Invalid £300,000

- PHASE ONE - WATER FRONT - COUNCIL TAX BAND B
- LARGER THAN AVERAGE LIVING AREAS
- 4 DOUBLE BEDROOMS
- UPGRADES THROUGHOUT
- GARAGE AND DRIVEWAY TO REAR
- EPC Rating: B



4 2 1



## About the property

PHASE ONE - LARGER THAN AVERAGE LIVING AREA - Entrance, open plan living/ dining/ kitchen, cloakroom, 1st floor landing, master bedroom with en suite, second bedroom, 2nd floor landing, bedroom three and four, family bathroom, driveway to rear, garage to rear, enclosed rear garden.

## Accommodation

### Entrance

Composite door.

### Cloakroom

W.C., wash hand basin, splash back tiled areas, vinyl flooring.

### Living/ Kitchen/ Dining Room

32' 10" max x 12' 7" max ( 10.01m max x 3.84m max )

OPEN PLAN TO LIVING AREA. Matching wall and base units, with complimentary work tops, inset belfast sink and mixer tap, pace for utilities, power points, herringbone style vinyl flooring, splash back tiled areas, upright radiator, window to front aspect. OPEN PLAN TO KITCHEN/ DINING ROOM. T.V. point, power points, radiator, continuation of flooring, upright radiator, bay window and French doors to rear garden aspect.

### First Floor Landing

Fitted carpet, power points, stair to 2nd floor landing.



### **Bedroom One**

10' 8" x 10' ( 3.25m x 3.05m )

Fitted wardrobes, fitted carpet, power points, radiator, two windows to front aspect.

### **En Suite**

W.C., wash hand basin, double shower cubicle, splash back tiled areas, vinyl flooring.

### **Bedroom Two**

12' 10" x 9' 11" ( 3.91m x 3.02m )

Fitted carpet, power points, radiator, two windows to rear aspect.

### **Second Floor Landing**

Fitted carpet, power points, radiator, loft hatch.

### **Bedroom Three**

12' 10" max x 11' 5" max ( 3.91m max x 3.48m max )

Fitted carpet, power points, radiator, sky light to rear aspect.

### **Bedroom Four**

12' 9" x 7' 7" max ( 3.89m x 2.31m max )

Fitted carpet, power points, radiator, skylights to front aspect.

### **Bathroom**

W.C., wash hand basin, bath, splash back tiled areas, vinyl flooring, radiator.

### **Garage And Driveway**

Driveway and garage to rear aspect. Pull up-and-over door to garage. Situated to rear of garden.

### **Rear Garden**

Patio area, artificial grass, flower beds, gate to rear access to DRIVEWAY AND GARAGE, enclosed with fencing.

## Floorplan



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