



Thistle Close, £335,000

- CONVERTED GARAGE TO RECEPTION ROOM, UTILITY ROOM & CLOAKROOM
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- QUIET CUL-DE-SAC
- Council Tax Band - D
- SPACIOUS PRIVATE REAR GARDEN
- EPC Rating: Awaited



 3  1  2



About the property

Close to local amenities; parks, shops, popular school catchment, public transport routes, easy access to link roads leading to M4 corridor.

Accommodation

Porch

Enter via UPVC glazed doors, further door to hallway.

Hallway

Power points, radiator, stairs to first floor.

Living Room

14' 1" x 10' 6" (4.29m x 3.20m)

T.V. point, power points, radiator, fitted carpet, cupboard under stairs, door to Kitchen/ Diner, corridor to additional Reception Room

Kitchen/ Diner

13' 9" x 9' 3" (4.19m x 2.82m)

Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and over head cooker hood, integrated fridge/ freezer, integrated



washing machine, power points, radiator, splash back tiled areas, window to rear, French doors to Rear Garden.

Reception Room 11' 6" x 7' 11" (3.51m x 2.41m)

Laminate flooring, power points, radiator, window to front aspect, opening to Utility Room, door to Cloakroom, Door to Rear Garden.

Utility Room 4' 11" x 4' 3" (1.50m x 1.30m)

Space for utilities, power points, tiled flooring, door to Cloakroom and door to Rear Garden.

Cloakroom W.C., wash hand basin, tiled flooring.

Landing Fitted carpet, fitted carpet, power points, loft hatch access, window to side.

Bedroom 1 10' 7" x 10' 5" (3.23m x 3.17m)

Fitted wardrobes, fitted carpet, power points, radiator, window to front.

En-Suite Shower cubicle, wash hand basin, base storage units, radiator.

Bedroom 2 16' x 8' 1" (4.88m x 2.46m)

Larger than average 2nd Bedroom Fitted carpet, power points, radiator, window to front rear.

Bedroom 3 10' 10" x 7' 4" (3.30m x 2.24m)

Laminate flooring, power points, radiator, window to rear.

Bathroom W.C., wash hand basin, bath with over head shower, tiled areas, radiator, window to rear.

To The Front Paved driveway for multiple vehicles.

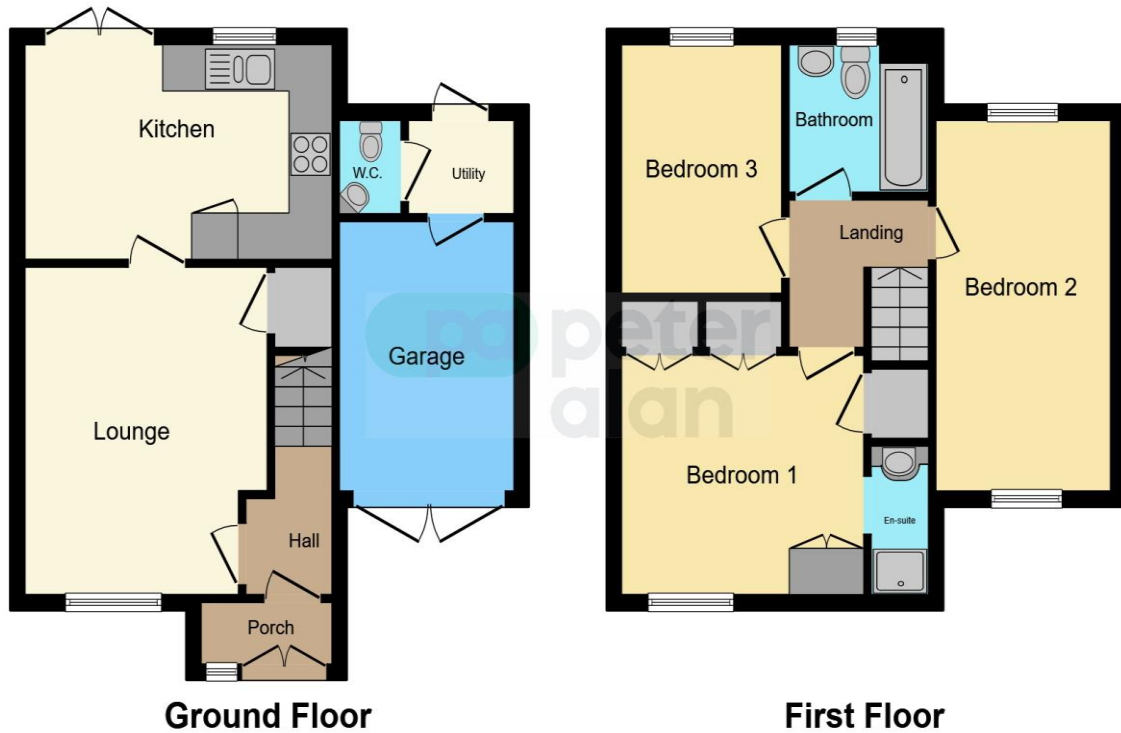
Rear Garden

Private and enclosed. Decking, patio areas, partially laid to lawn, enclosed with fencing, side access to front.

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Floorplan



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