



## Thistle Close, ##Invalid £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: C



 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.

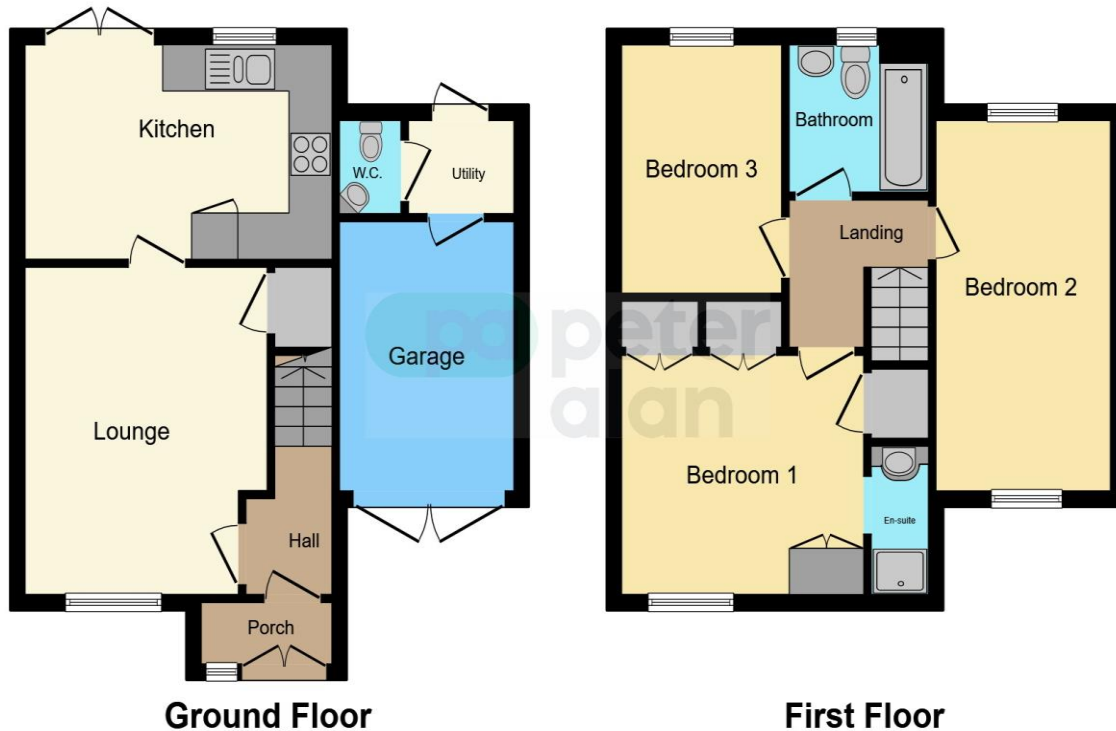
### Rear Garden

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

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## Floorplan



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