



## St. Davids Close, offers over £300,000

- Council Tax Band - C
- Four spacious bedrooms
- Conservatory
- Garagae and Driveway
- Immaculate condition
- Detached
- No Chain
- EPC Rating: D



 4  2  2



## About the property

I am delighted to present this immaculate detached property, now available for sale. This splendid home is ideally situated, providing easy access to local amenities, which contributes to the convenience and quality of life for its residents.

The property boasts a generous layout with a total of four bedrooms. These spacious rooms offer an abundance of natural light, providing an inviting and comfortable living environment. Additionally, the house has two well-appointed bathrooms, designed to provide a tranquil space to relax and unwind.

A notable feature of this property is its two reception rooms. These rooms, perfect for both entertaining and family relaxation, contribute to the functional layout and provide flexibility to meet your lifestyle needs. The reception rooms are complemented by a well-sized and functional kitchen, making meal preparation a delight.

In terms of condition, the property is in immaculate shape, demonstrating a well-maintained and cared for home. This fact, combined with the property's generous living spaces, provides a fantastic opportunity for those looking to make their next property move.



## Accommodation

### Reception

13' 6" x 10' 5" ( 4.11m x 3.17m )

### Office

9' 1" x 8' 3" ( 2.77m x 2.51m )

### Kitchen

13' 8" x 9' 1" ( 4.17m x 2.77m )

### Conservatory

12' x 9' 8" ( 3.66m x 2.95m )

### Master Bedroom

13' 7" x 13' 5" ( 4.14m x 4.09m )

### Bedroom

9' 2" x 6' 5" ( 2.79m x 1.96m )

### Bedroom

9' 8" x 9' 1" ( 2.95m x 2.77m )

### Bedroom

10' 9" x 9' 8" ( 3.28m x 2.95m )

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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