



## Church Gardens, £280,000

- Spacious Living Area
- Large Corner Plot With Detached Garage
- Chance To Add Your Own Stamp
- Large Enclosed Rear Garden
- Sought After Location
- EPC Rating: D



 3  3  2





## About the property

This charming detached house is currently listed for sale. The property is neutrally decorated throughout, offering a perfect canvas for the new owners to add their touch. The house boasts three well-proportioned master bedrooms. The first bedroom comes with the added luxury of an en-suite bathroom, providing a private sanctuary within the home.

The house has three reception rooms, one of which has direct access to the garden, perfect for alfresco dining or simply enjoying a morning coffee in the serene, south-facing garden. There is also a single kitchen, well-equipped and ready to cater to all your culinary needs.

The property's unique features make it an ideal home for families. There is ample parking space, along with a single garage, providing secure parking or additional storage. The garden is a significant highlight of this property, offering a beautiful barbecue area for those warm summer evenings.

The property's location is also a significant advantage. It is situated close to public transport links, making daily commuting a breeze. The vicinity to local schools makes it an excellent choice for families. Local amenities are accessible, ensuring all your daily needs are met. For those who enjoy outdoor activities, the nearby walking routes offer an excellent opportunity to explore the local area and beyond.

This property is a blend of comfort, convenience, and luxury, ready to welcome its new owners.





# Accommodation

<b>Dining Room</b>	7' 4" x 6' 4" ( 2.24m x 1.93m )
9' 7" x 8' 2" ( 2.92m x 2.49m )	<b>Ensuite</b>
<b>Kitchen</b>	4' 1" x 6' 6" ( 1.24m x 1.98m )
16' 1" x 7' 5" ( 4.90m x 2.26m )	
<b>Lounge</b>	
15' 7" x 10' 1" ( 4.75m x 3.07m )	
<b>Consveratory</b>	
12' 4" x 9' 7" ( 3.76m x 2.92m )	
<b>W.C.</b>	
5' 5" x 2' 6" ( 1.65m x 0.76m )	
<b>Bathroom</b>	
10' 2" x 9' 8" ( 3.10m x 2.95m )	
<b>Bedroom 1</b>	
12' 6" x 8' 7" ( 3.81m x 2.62m )	
<b>Bedroom 2</b>	
10' 2" x 9' 8" ( 3.10m x 2.95m )	
<b>Bedroom 3</b>	

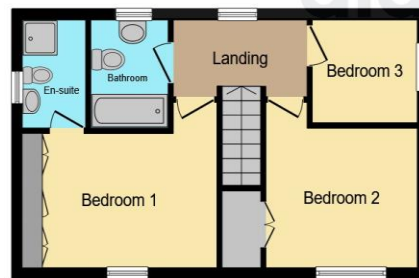
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## Floorplan



Ground Floor



First Floor

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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