

\* A STUNNING family home having been much improved by our current owners briefly comprising a modern kitchen/breakfast room, delightful sunny Lounge with log burner, newly installed downstairs porch and cloakroom, THREE BEDROOMS, spacious enclosed rear garden, and off-road parking. \* A must view to truly appreciate \*

The Accommodation Comprises:

Entrance Porch

Composite front door, UPVC double glazed window, tiled flooring, door leading to:

Cloakroom

UPVC double glazed window to front elevation, low level WC, wash hand basin, tiled flooring.

Entrance Hall

Cupboard housing utility meters, under-stairs storage, stairs to First Floor.

Kitchen 20' 11" x 12' 3" (6.37m x 3.73m) max

A modern fitted kitchen with a range of base cupboards and matching eye level units, breakfast island, space for range-style cooker, porcelain one and a half sink with mixer tap, integrated dishwasher, space for fridge/freezer, space for tumble dryer, space and plumbing for washing machine, UPVC double glazed door to side elevation and window to front elevation, opening to:

Dining Room 11' 2" x 13' 11" (3.40m x 4.24m)

UPVC double glazed French doors into Lounge, radiator, fireplace surround with electric fire.

Lounge 9' 9" x 20' 9" (2.97m x 6.32m)

UPVC double glazed windows and French doors into garden, skylight, multi-fuel stove with tiled surround.

First Floor Landing

Access to loft via hatch.

Bedroom One 11' 2" x 11' 10" (3.40m x 3.60m)

UPVC double glazed window to rear elevation, radiator, built-in storage cupboard.

Bedroom Two 10' 2" x 11' 2" (3.10m x 3.40m)

UPVC double glazed window to front elevation, built-in storage cupboard, radiator.

Bedroom Three 7' 7" x 8' 2" (2.31m x 2.49m)

UPVC double glazed window to front elevation, built-in storage cupboard, radiator.

Family Bathroom

UPVC double glazed windows to front elevation, bath with mixer taps, shower cubicle with shower above, wash hand basin, low level WC, heated towel rail.

Outside

The rear garden is enclosed with fences and gated side pedestrian access, laid to lawn with shrubs to borders, double gates to the rear with hard standing for one vehicle, fixed pergola, insulated workshop with power and light, decorative patio area, pathway leading to rear pedestrian gate. To the front is newly laid driveway providing off-road parking.

General Information

Construction – Traditional

Water Supply – Mains

Electric Supply – Mains

Gas Supply – Mains

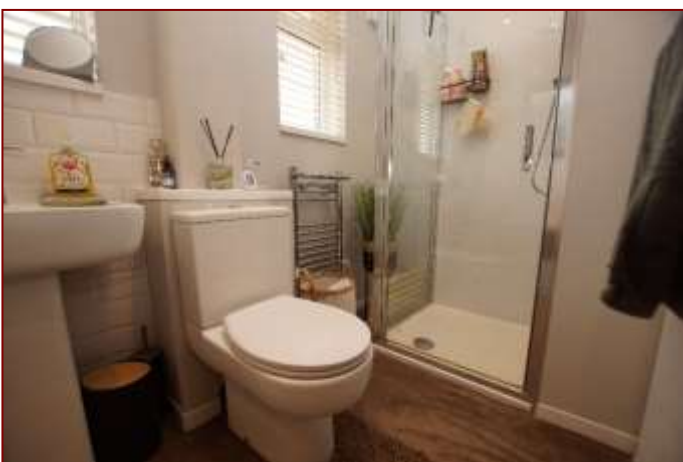
Sewerage – Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

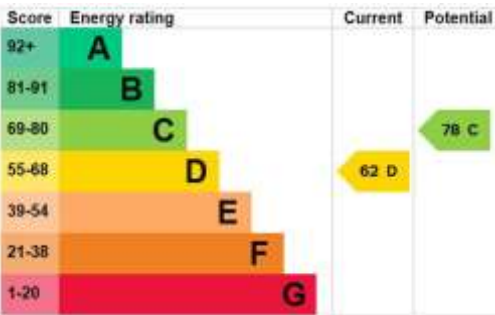
Tenure: Freehold

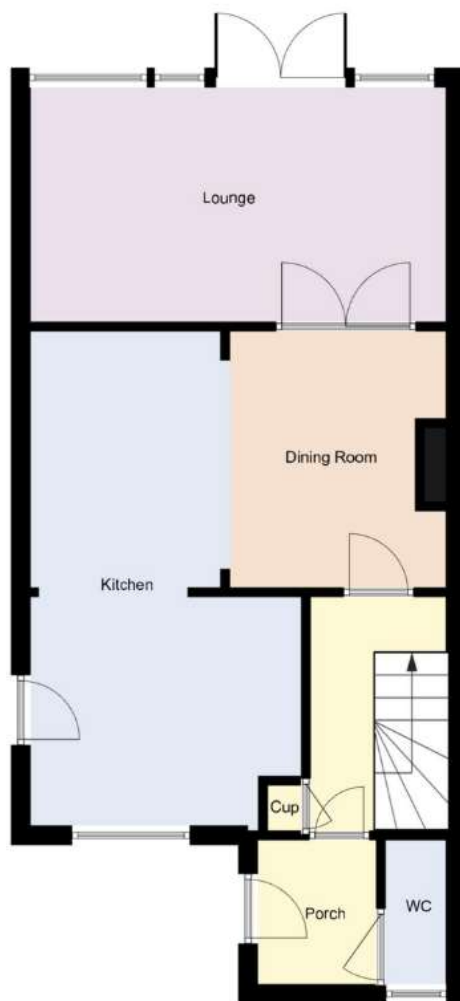
Council Tax Band: B



Fenwicks

THE INDEPENDENT ESTATE AGENT





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\*DRAFT DETAILS\*

£335,000  
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