



 **2**  
Bedrooms

 **1**  
Bathroom

 **1**  
Reception





- GORGEOUS TWO BEDROOM HOME with DRIVEWAY
- FITTED KITCHEN with NEAUTRAL CUPBOARDS
- CONVENIENT GROUND FLOOR WC
- COZY LIVING ROOM
- GORGEOUS INTERIOR THROUGHOUT
- LOW MAINTENANCE GARDEN
- QUIET LOCATION on CUL-DE-SAC
- LOVELY VIEWS





Peace begins at home...Welcome to JOHN WYATT CLOSE, a hidden gem on a PEACEFUL CUL-DE-SAC where every morning feels like a spa retreat. This beautifully presented SEMI-DETACHED home offers both comfort and convenience in one perfect package. Step inside to a thoughtfully designed hallway, setting the stage for the stylish spaces within. The CONTEMPORARY KITCHEN showcases a refined aesthetic, complete with sophisticated finishes that elevate the heart of the home. A cleverly positioned WC adds an extra layer of practicality. The expansive living room creates an inviting atmosphere, ideal for both relaxation and entertaining. Through the elegant patio doors, step outside to the easy-care garden, offering a tranquil space for outdoor enjoyment. Upstairs, you will find two CHARMING BEDROOMS, with the master featuring a hidden cupboard, perfect for tucking away your treasures. The luxurious BATHROOM s a true retreat, with both a bathtub and a dreamy shower above for ultimate relaxation. Outside, the garden extends an invitation to unwind, with a delightful seating area and lush lawn. Parking is effortlessly convenient, with spaces available at the front. Contact Samuel Makepeace Bespoke Estate Agents today to arrange your exclusive viewing!

#### ROOM DETAILS

Entrance Hall - Double glazed entrance door, tiled flooring and radiator.

Kitchen - Double glazed window. Fitted wall and base units, a sink, half bowl and drainer, and work surfaces. Built under cooker with gas hob, splashback, and cooker hood. Space for a fridge freezer and a washing machine. Tiled flooring and radiator.

Living Room - Double glazed French doors, laminate flooring, and radiator.

WC - LLWC, wash hand basin. Tiled flooring, extractor fan and radiator.

Landing - Loft access and radiator.

Bedroom One - Two double glazed windows, cupboard and radiator.

Bedroom Two - Double glazed window and radiator.

Bathroom - Double glazed window. LLWC, wash hand basin and bath with shower over. Partly tiled walls, laminate flooring, extractor fan and radiator.

Front - Driveway

Rear - Paved area and lawn.



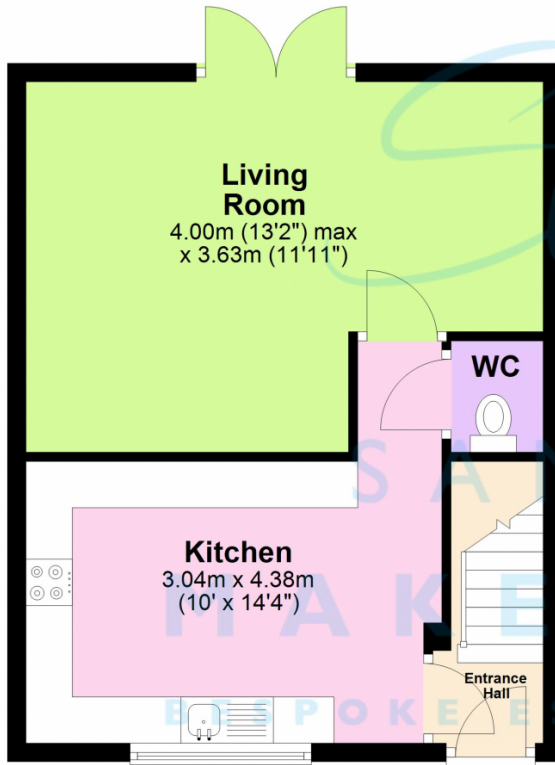






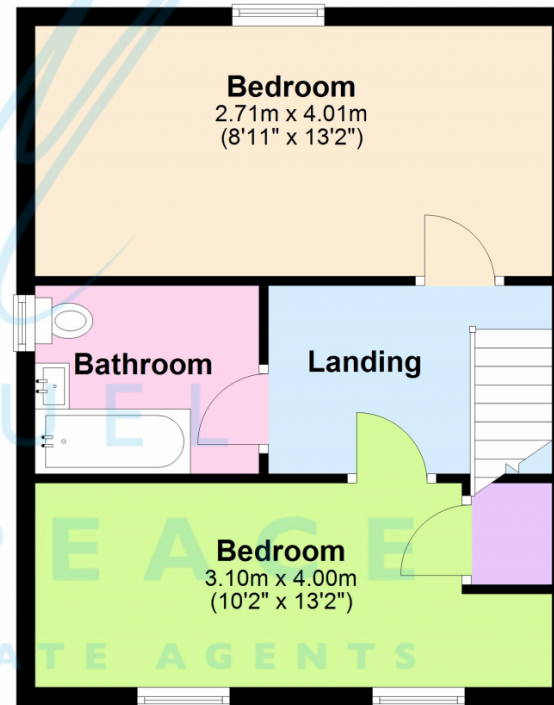
### Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 11 John Wyatt Close, ST2

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