

PEPPERMINT DRIVE

COLBURN

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Welcome home...

Found in Colburn, this three bedroom home is ideal for first time buyers, couples or investors. Located here you're close to shops, schools and have great access routes to the A1.

This home on Peppermint Drive sits back off a public green area. Arriving home your front garden offers a spacious lawn and patio space, giving you plenty of outdoor potential. While the house does require updating throughout, including new windows, it provides a great opportunity to make it your own.

Stepping inside, you enter a small porch—ideal for storing coats and shoes before moving into the kitchen/diner. This open space is well-sized for hosting meals and could be reimagined to suit modern living. The living room, just off the kitchen, has a cosy feel, featuring a fireplace that could be updated to fit your style and large windows overlooking the front garden.

A handy WC is located on the ground floor, adding extra convenience. The home is warmed by an air source heating system, making it more energy efficient.



Head upstairs

Upstairs, the home offers three bedrooms—two doubles and a larger-than-average single—providing plenty of space to configure as needed. The two double bedrooms comfortably accommodate wardrobes, dressers, and additional furniture, with two of them also featuring a built-in cupboards for extra storage.

The landing area includes a spacious cupboard housing the Daikin water heater, keeping everything neatly tucked away while still accessible.

The main bathroom, while functional, could benefit from modernisation, offering a great opportunity to rework the space to suit your needs. Currently, there is a built-in bath but no shower, though there's ample room to add one if desired.

This floor presents plenty of potential for a new owner to update and personalise, creating a space that truly works for them.



Outside...

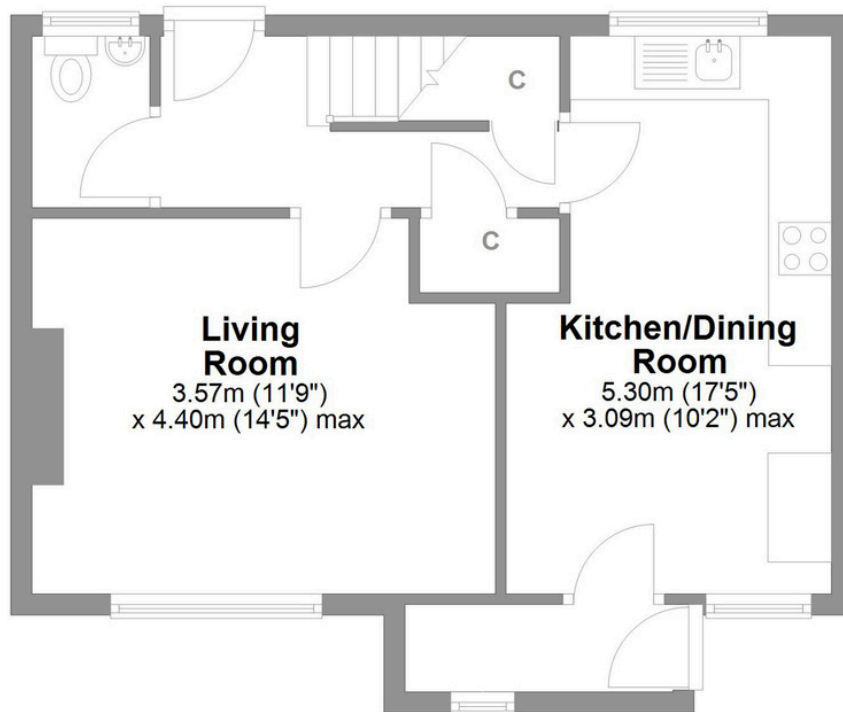
To the back of the home, there's a spacious concreted garden area, offering plenty of room for a workshop, sheds, or even parking a car. The gated access provides extra security, ensuring everything can be safely stored away. Whether you need additional storage or want to create a practical outdoor workspace, this area offers great flexibility to suit your needs.

Your front garden is a place where you can enjoy potting and planting, with a lawn area and patio area it's a versatile space.



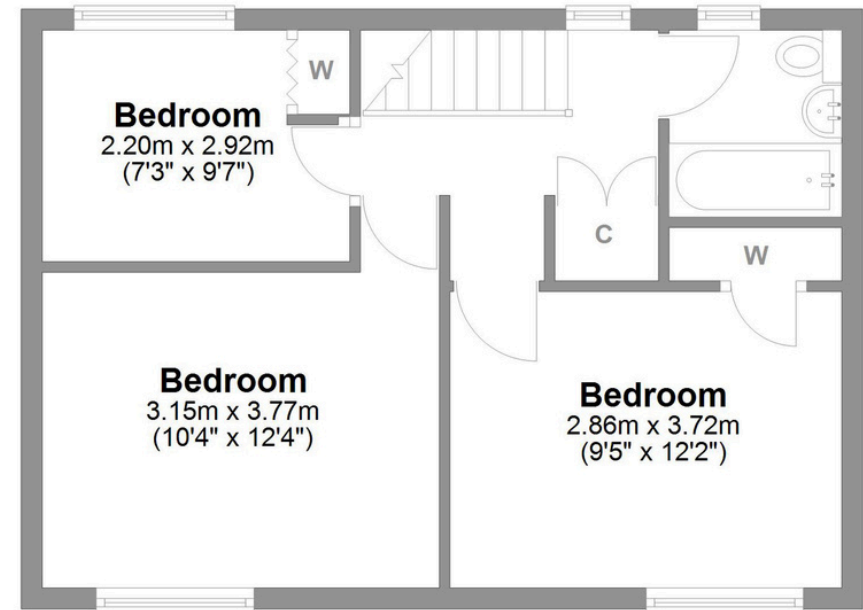
Peppermint Drive Colburn

Total area: approx. 83.5 sq. metres (899.0 sq. feet)



Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.6 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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