



40 Tudor Gardens, Merlins Bridge, SA61 1LB

Offers In The Region Of £275,000

- *Detached Property
- *4 Bedrooms & 3 Reception Rooms
- *New Central Heating System
- *Recently Modernised & Updated Throughout
- *Front & Rear Gardens
- *Off Road Parking
- *Sought After Location

Entrance Hallway

Property entered via obscure pvc door, radiator, stairs leading up to first floor landing, door off to:

W.C.



Obscure double glazed window to side, low level w.c, wash hand basin, half height wall tiles, radiator.

Reception 1



Double glazed window to fore, radiator, double doors leading through to kitchen.

Kitchen



Double glazed window to rear, a range of wall mounted high glass wall and base units with quartz effect work

surface over, brick effect tiles splash back, integral electric oven and 4 ring gas hob with extractor fan over, composite double sink and drainer with mixer tap over, wall mounted vertical radiator, space for fridge/freezer, floor tiles, opening through to conservatory.

Utility Area



Double glazed window to rear, pvc door leading out to rear garden space, quartz effect work surface area, wall mounted high gloss wall units, space for white goods, plumbing for washing machine, radiator, floor tiles, wall mounted Ideal gas boiler, steps leading down to reception2/snug area.

Conservatory



Pvc door to side leading out to rear garden space, window to rear and side, tiles to floor, red brick dwarf and connecting wall, radiator, wall lights.

Reception 2/Snug Area



Double glazed window to fore, radiator.

First Floor Landing

Access to loft space, fitted storage cupboard housing radiator, doors off to:

Bedroom 1



Double glazed window to fore, radiator, fitted wardrobe space.

Bedroom 2



Double glazed window to fore, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Bedroom 4



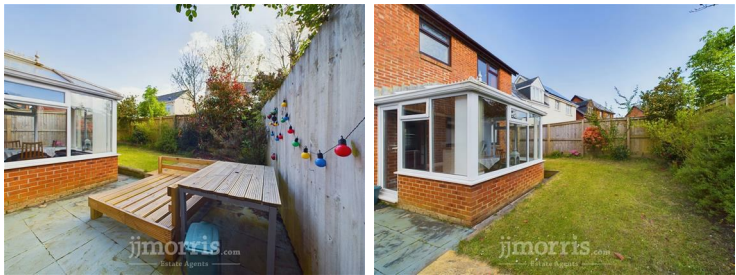
Double glazed window to rear, radiator.

Bathroom



Obscure double glazed window to rear, wood effect flooring, low level w.c, wash hand basin, bath with power shower and glass screen over, radiator.

Externally



to the fore of the property lies an enclosed front garden, boasting a verdant expanse of meticulously manicured lawn adorned with a plethora of majestic mature trees and flourishing shrubbery. leading through this is a pathway that gracefully leads to the inviting front door, setting the stage for a warm welcome to all who enter.

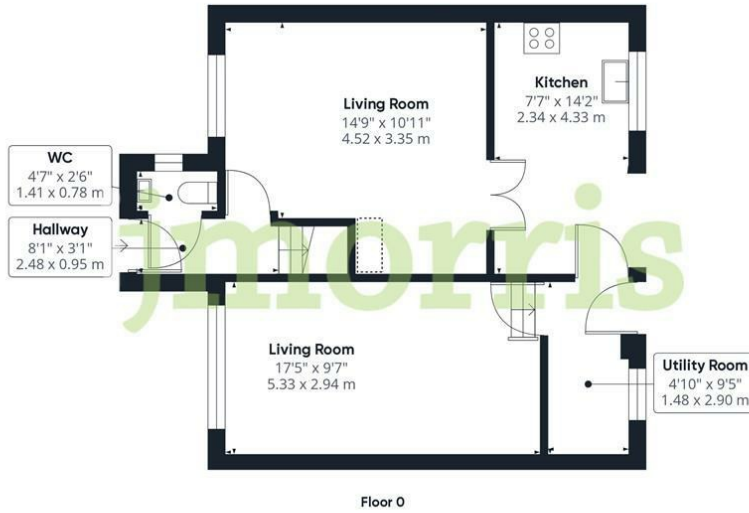
Tucked away at the rear of the property awaits a haven of tranquility—a secure, enclosed garden space that epitomizes outdoor serenity. This features a sprawling lawn, offering ample space for recreation and relaxation amidst nature's embrace. Interspersed throughout this verdant sanctuary are thoughtfully designed patio and raised decked areas, providing idyllic spots for al fresco dining, entertaining guests, or simply unwinding in the outdoors.

Enhancing both convenience and security, gated side access ensures seamless passage to and from the rear garden, while a well-appointed storage shed offers practical solutions for housing outdoor essentials and gardening tools.

Services

We are advised all mains services are connected.

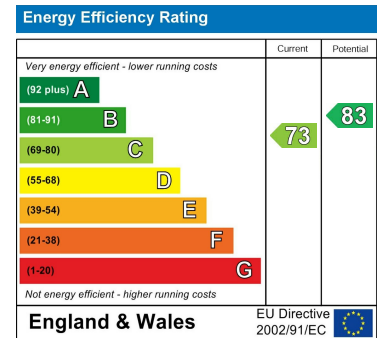
Floor Plan



Area Map



Energy Efficiency Graph



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