



## Jordan Gardens, £340,000

- Council Tax E
- Beautifully presented accommodation
- Extensive ground floor layout
- Substantial Conservatory
- Solar Panels
- EPC Rating: B



 2  2  3





## About the property

Originally intended as a three-bedroom property, however, the current owner's requested the developers re-design into a luxury two bedroom home, along with converting the garage into a further reception room. Also, a particular feature of the property is the superb Conservatory. With a more recent addition of the solar panels, this immaculately presented property is ready to appreciate. Internally the ground floor receptions benefit from Karndean Oak effect flooring. In more detail the accommodation comprises; Entrance Hall with Cloakroom, Sitting Room opening through to Dining Room which is currently fitted with bookshelves along one wall. Doors leading through to the fine Conservatory, an extensive family area, recessed ceiling down lighters within the solid roof, French doors opening out to the garden terrace. Modern Kitchen/Breakfast area, fitted to a high standard, integral appliances and granite work surfaces, French doors to the rear terrace. Door through to further Reception Room, fitted with storage cupboards, this room makes an ideal Study/Family Room. On the First Floor, the Main Bedroom has a fitted wardrobe and further recess creating a Dressing Area, En-suite Shower Room. Second Bedroom and Bathroom. Outside, the garden is mainly paved with a raised planted bed to the corner, providing easy maintenance. The attractive front garden is mainly gravelled, interspersed with roses. There is a driveway alongside, providing tandem parking.







## Accommodation

### Reception Hall

### Cloakroom

### Sitting Room

10' 4" x 13' 8" (3.15m x 4.17m)

### Dining Room

9' 2" x 9' 7" (2.79m x 2.92m)

Double door to

### Conservatory

18' 6" x 7' 8" (5.64m x 2.34m)

Double door to Garden.

### Kitchen / Breakfast Area

9' 3" x 6' 8" (2.82m x 2.03m)

### Study

16' 4" x 8' (4.98m x 2.44m)

Tiled floor, doors to side. Gas boiler.

### First Floor

### Bedroom 1

9' 7" x 9' 4" extending to 14' 5" (2.92m x 2.84m extending to 4.39m)

### Ensuite Shower Room

Former bedroom three

### Bedroom 2

9' 1" x 10' 7" (2.77m x 3.23m)

### Bathroom

## Floorplan



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