



Opulus Way, Offers in excess Of £330,000

- Immaculate modern home
- Versatile accommodation
- Three storey living
- Enjoying distant views
- Garage, driveway, delightful garden
- EPC Rating: B



 4  2  2



About the property

Versatile three storey property, offering extremely well presented accommodation with additional features, offering a stylish living arrangement. Garage and driveway parking. Delightful open plan Kitchen/Dining Area with French doors opening out to the attractive landscaped garden.

Impressive semi-detached property, situated within popular, edge of Town development. Good location with extensive private driveway, offering tandem parking in front of the Garage with gate leading into the enclosed south facing rear garden. The garden is delightfully landscaped with planted borders, creating an inviting area with stone patio and mature trees/hedge to the rear offering privacy. Internally, the property comprises; Entrance Hall with utility cupboard, Cloakroom, Study with built-in cabinetry and a superb open plan Kitchen/Dining Room. The Kitchen is fitted with gloss fronted base and wall mounted units with integrated oven, six ring gas hob, dishwasher and fridge/freezer and separate storage closet. The Dining Area enjoys additional reception space and attractive projecting bay area with French doors opening out to the garden. On the First Floor- the Sitting Room overlooks the garden, landing with airing cupboard and the Principal Bedroom which enjoys bespoke fitted wardrobes and Ensuite Shower Room. On the second floor, there is a Bathroom and two further double Bedrooms (one with set of bespoke fitted wardrobes), both appreciating the extending distant views. Viewing recommended to appreciate the high standard internal specification.





Accommodation

Cloakroom

Study

7' 9" x 6' 5" (2.36m x 1.96m)

Kitchen/Dining Room

20' 2" extending to 24' 5" x 13' 6" (6.15m extending to 7.44m x 4.11m)

First Floor

Reception Hall

Sitting Room/Bedroom Four

13' 6" x 11' (4.11m x 3.35m)

Bedroom One

11' 7" x 7' (3.53m x 3.16m plus recess)

Ensuite Shower Room

Second Floor

Bedroom Two

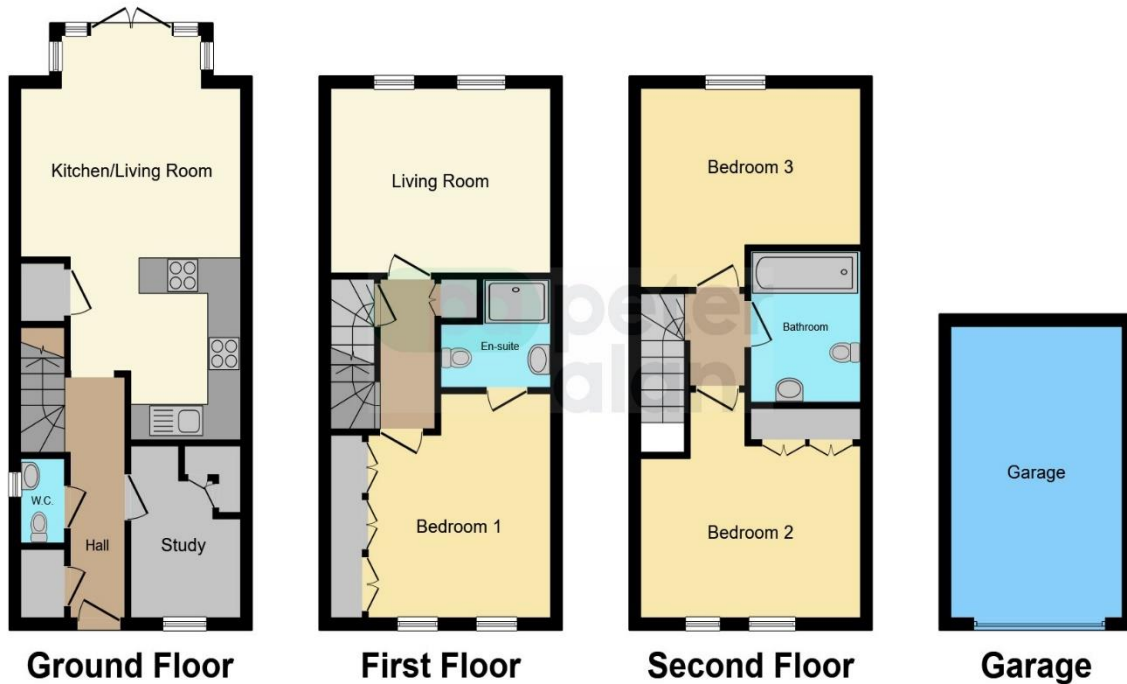
13' 6" x 7' 10" (4.11m x 3m into dormer window)

Bedroom Three

13' 7" x 7' 10" (4.14m x 3.63m into dormer window)

Bathroom

Floorplan



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