



## Wyesham Road, offers in excess of £325,000

- Popular location
- Well presented accommodation
- Tasteful modern decor
- Living area with French doors to Garden
- Ensuite to main Bedroom
- Drive to Garage
- EPC Rating: Awaited



 3  2  1



## About the property

Well presented detached home with comfortable living space, on the edge of modern residential area. Convenient amenities and bus route within the area. Rear garden and garage.

The current owner has lived here since buying this fine ex-show home on the development. A well proportioned design, enjoying pleasant setting, with convenient nearby bus route, local shop and primary school. There is a private gravelled garden area to the front with step up to the front door. The modern tastefully decorated interior comprises; Entrance Hall with Cloakroom having W.C., Kitchen fitted with a range of units comprising cupboards and drawers, integrated oven with gas hob, fridge/freezer, washing machine and dishwasher. Delightful Sitting Room with Dining Area, built-in cupboard, window to rear, along with French doors opening out to the attractive garden.. On the first floor, there are three Bedrooms and a Bathroom. The main Bedroom also benefits from an Ensuite Shower Room. Outside, the rear garden is mainly lawned with planted borders. There is a raised paved terrace to the far end, providing a good area for entertaining. Access via garden gate leads around to the Garage.





# Accommodation

Entrance Hall

Cloakroom

**Kitchen**  
 9' 9" x 8' 9" (2.97m x 2.67m)

**Sitting Room/Dining Area**  
 15' 11" x 16' 6" narrowing to 12' 8" (4.85m x 5.03m  
 narrowing to 3.86m)

First Floor

**Bedroom One**  
 11' 10" x 9' (3.61m x 2.74m)

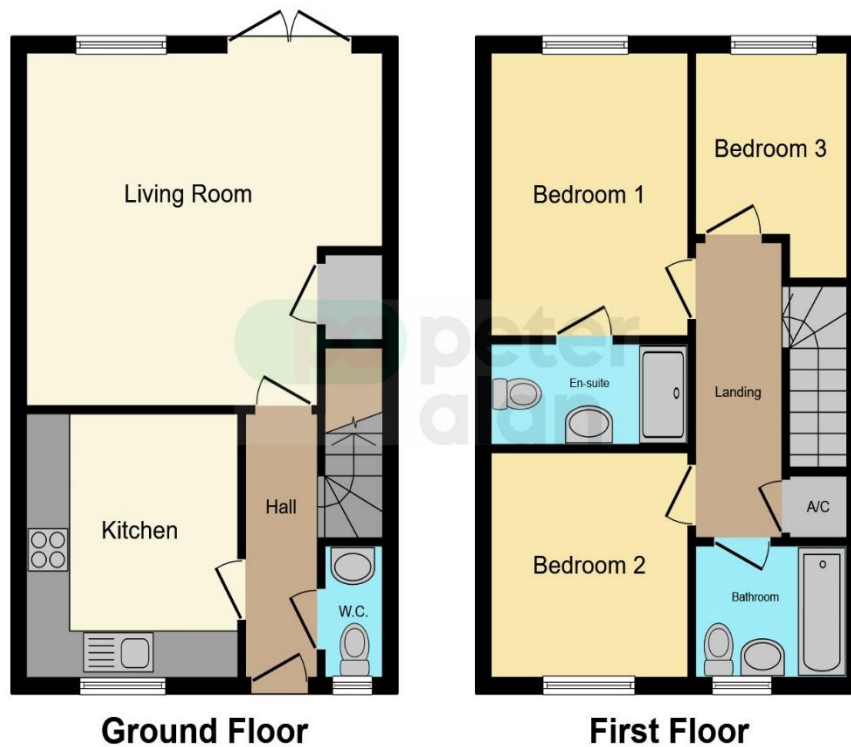
Ensuite Shower Room

**Bedroom 2**  
 10' 1" x 9' (3.07m x 2.74m)

**Bedroom 3**  
 8' 4" plus recess x 7' 1" (2.54m plus recess x 2.16m)

Bathroom

## Floorplan



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