



Elstob Way offers in the region of £325,000

- Sought after location
- Modernised interior
- Garage and driveway
- 22ft length Sitting/Dining Room
- Rear Garden with distant view
- EPC Rating: D



 3  1  1



About the property

Edge of Town in popular, established area. Pleasant setting with rear garden overlooking large open green area with distant view beyond. Available immediately, with no onward chain.

Situated on the edge of the Town centre, set towards the end of a popular, established area. The detached property is designed with an integral garage, with driveway to front and lawned area adjacent, with path to front and side. Internally, most rooms enjoy views across the rear aspect, overlooking the landscaped garden and the open green behind, extending across to the hillside beyond. On the First floor, front aspect also appreciates a glimpse of the countryside beyond the locality. The accommodation comprises; tastefully decorated interior, offering three well proportioned Bedrooms (one with built-in wardrobe) the Bathroom benefits from an overhead shower. The ground floor benefits from a Cloakroom with W.C., Sitting Room 22ft in length with Dining Area, window either side of French doors, which open out to the attractive paved terrace and lawned garden. Kitchen with delightful Breakfast Area overlooking the garden, also there is a door leading out to the side elevation. Fitted with modernised gloss fronted base and wall mounted cupboards and drawers, with work surfaces, incorporating single drainer stainless steel sink unit, window above. Gas hob, with hood above and integrated oven below, space and plumbing for a washing machine. Outside, the garden lies to the rear, offering a degree of privacy, mainly lawned with mixed shrubs along the fenced border, with mid-height greenery growing along the rear boundary. Paved terrace, providing ideal seating/entertaining area.





Accommodation

Entrance Hall

Cloakroom

Sitting Room/Dining Area

22' 2" x 10' 10" narrowing to 7' 10" (6.76m x 3.30m narrowing to 2.39m)

Kitchen/Breakfast Room

15' 9" x 7' 10" (4.80m x 2.39m)

On The First Floor

Landing

Bedroom 1

13' 5" x 10' 6" extending to 8' 9" (4.09m x 3.20m extending to 2.67m)

Bedroom 2

9' 11" x 8' 6" plus wardrobe (3.02m x 2.59m plus wardrobe)

Bedroom 3

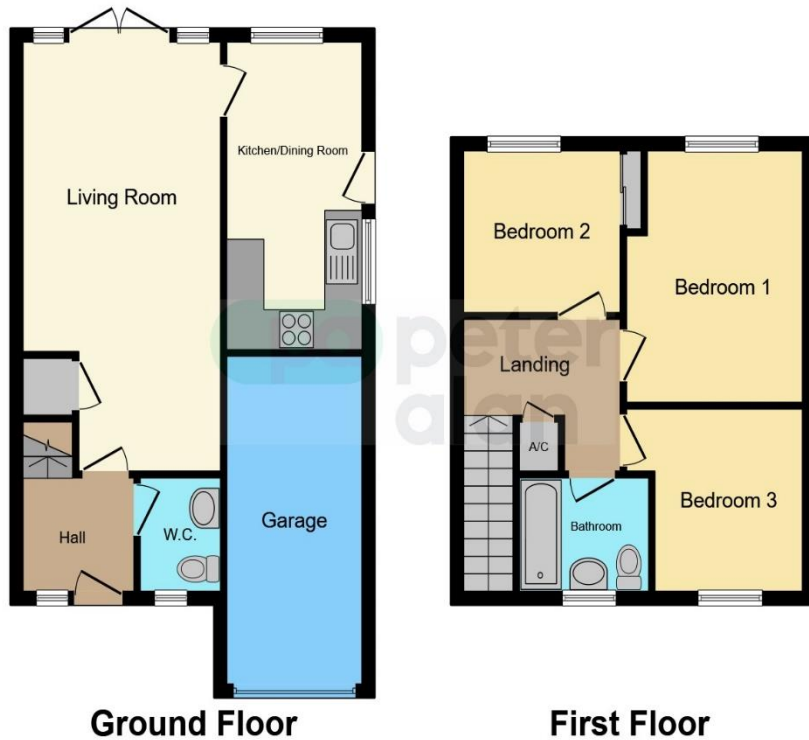
8' 1" x 8' 6" (2.46m x 2.59m)

Bathroom

Garage

17' 2" x 8' 6" (5.23m x 2.59m)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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