



Trafalgar Close, offers in excess of £485,000

- Sought after location
- Established cul-de-sac
- Well proportioned accommodation
- Extensive lawned garden to rear
- Detached garage and parking
- EPC Rating: C



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About the property

Most desirable setting within sought after cul-de-sac, featuring sizeable lawned garden with terrace. Detached double garage and superb parking area to front. Distant countryside views to side aspect.

Conveniently situated within a pleasant cul-de-sac, bordering open countryside. Modern well proportioned accommodation presents as follows; Reception Hall with staircase to upper floor. Cloakroom, comprising W.C. Impressive 21ft length, dual aspect Sitting Room with stylish feature recessed log effect gas fire. Dining Room with attractive bay to rear with fitted shutters, French doors opening out to the terrace and garden. Fitted Kitchen with a range of base and wall mounted cupboards and drawers, with integrated oven and hob. Enjoying view over the rear garden. Door through to Utility Room, with door to outside. On the First Floor, principal Bedroom with modern Ensuite Shower Room. Three further Bedrooms and main Bathroom. Outside, a particular feature of the property is the sizeable ground area which the property benefits from, along with the added attraction of being located at the end of a pleasant cul-de-sac, allowing the outside space to wrap around three sides of the house. The approach is over an extensive driveway which provides turning and parking area, leading to a superb detached double Garage, which offers potential (subject to any necessary planning requirements). Leading around the side there is a private enclosed paved area with raised planters, a terrace flows around the side, to the rear of the house, ideal for creating seating or entertaining area. The landscaped lawned garden, offers a degree of privacy, with several mature trees.





Accommodation

Reception Hall

Cloakroom

Sitting Room

21' 9" x 11' (6.63m x 3.35m)

Dining Room

9' 8" extending to 10' 8" into bay x 9' 2" (2.95m extending to 3.25m into bay x 2.79m)

Kitchen/Breakfast Room

14' 5" x 8' 5" (4.39m x 2.57m)

Utility Room

6' x 4' 11" (1.83m x 1.50m)

On The First Floor

Bedroom One

12' 9" x 11' 2" (3.89m x 3.40m)

Ensuite Shower Room

Bedroom Two

9' 10" x 8' 4" extending to 10' 1" (3.00m x 2.54m extending to 3.07m)

Bedroom Three

10' 3" x 9' 6" (3.12m x 2.90m)

Bedroom Four

12' 2" x 8' 10" (3.71m x 2.69m)

Bathroom

Detached Garage

17' 5" x 15' (5.31m x 4.57m)

Floorplan



Ground Floor



First Floor



Garage

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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