



# Eccleston Close, Oxtun

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this inviting modern, extended semi-detached house, nestled in a highly sought-after residential area. This delightful home is ready for you to move in and start making memories. The property offers light and airy, spacious living areas, complemented by uPVC double glazing and combi fired gas central heating for your comfort. As you step inside, you'll be greeted by a charming porch leading into a welcoming hallway. The ground floor features a cozy lounge, a formal dining room perfect for family meals, and a smartly fitted kitchen that will inspire your inner chef. Upstairs, you'll find three well-appointed bedrooms and a stylish three-piece bathroom, providing ample space for the entire family. Outside, the property boasts a driveway with off-road parking for several cars, leading to a convenient garage. The rear of the house opens up to a delightful garden with a lovely patio area, ideal for outdoor entertaining or simply relaxing in the fresh air. This home combines modern living with a prime location, making it the perfect place to call your own. Council tax band B. Freehold. Ultrafast broadband.



**Porch**

3'1" (0.94m) x 6'1" (1.85m)

**Hallway**

13'0" (3.96m) x 6'0" (1.83m)

**Lounge**

13'1" (3.99m) x 10'8" (3.25m)

**Dining Room**

16'10" (5.13m) x 10'8" (3.25m)

**Kitchen**

16'10" (5.13m) x 10'10" (3.3m)

**Bedroom One**

12'8" (3.86m) x 10'2" (3.1m)

**Bedroom Two**

10'7" (3.23m) x 9'2" (2.79m)

**Bedroom Three**

9'8" (2.95m) Max x 6'6" (1.98m)

**Bathroom**

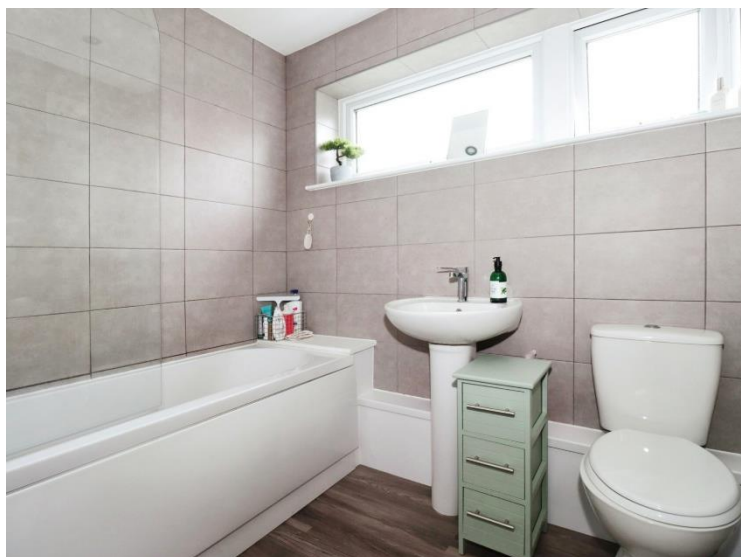
7'5" (2.26m) x 6'1" (1.85m)

**Garage**

17'7" (5.36m) x 8'10" (2.69m)











GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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