



Upton Road, Noctorum

£350,000



LESLEY HOOKS
ESTATE AGENTS





This spacious detached home offers immaculate, move-in-ready accommodation, perfect for comfortable living. With uPVC double glazing, combi gas central heating and a newly installed roof, the property ensures warmth and energy efficiency. Ideally located, it's just a short distance from local shops, schools, and excellent transport links. The inviting layout features a welcoming porch and hallway, leading to a bright lounge with a charming feature fireplace and a deep bay window. A cosy sitting room, also with a feature fireplace, opens onto the rear garden through patio doors, while the modern fitted kitchen dining room provides a great space for family meals and entertaining. Upstairs, there are four well-sized bedrooms and a stylish three-piece bathroom. Outside, the front offers a spacious driveway with off-road parking for several cars, along with a garage that conveniently leads to a utility room and a handy WC. The rear garden is a delightful retreat, boasting a sunny southerly aspect, perfect for relaxing or outdoor activities. Council tax band D. Freehold. Ultrafast broadband.



Porch

7'5" (2.26m) x 3'6" (1.07m)

Hallway

15'7" (4.75m) x 8'1" (2.46m)

Lounge

15'2" (4.62m) x 14'10" (4.52m) Into Bay

Sitting Room

18'2" (5.54m) x 11'2" (3.4m)

Kitchen Dining Room

15'4" (4.67m) x 13'6" (4.11m)

Bedroom One

15'1" (4.6m) x 11'5" (3.48m)

Bedroom Two

13'9" (4.19m) x 11'2" (3.4m)

Bedroom Three

9'2" (2.79m) x 6'8" (2.03m)

Bedroom Four

7'5" (2.26m) x 6'8" (2.03m)

Bathroom

8'3" (2.51m) x 5'10" (1.78m)

Garage

25'2" (7.67m) x 8'6" (2.59m)

Utility Room

12'8" (3.86m) x 8'0" (2.44m)







GROUND FLOOR

1ST FLOOR



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Made with floorplan 02020

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