



Connells

The Lawns
Carterton



Property Description

Situated in The Lawns on the highly sought after Shilton Park development is this wonderful four bedroom town house. This fantastic property overlooks a wonderful green space and is brought to the market with no onward chain. This is an ideal opportunity for a first time buyer seeking their first home as well a family who are looking to upsize to a more substantial home.

Upon entering the property you are met with an inviting entrance hallway which goes on to lead to a separate kitchen/dining room, lounge and a downstairs cloakroom. The lounge provides access to the rear garden via French double doors. The first floor accommodation comprises a stairwell leading to the second floor along with three bedrooms and a three piece family bathroom. To the second floor you have a the master suite which has been further enhanced with the installation of an ensuite facility.

Externally you have a low maintenance rear garden which provides access to a single garage and gated driveway so you can securely park a car off street. Viewings on The Lawns are highly recommended.

Ground Floor

Entrance Hall

Door to front

Cloakroom

Double glazed window to front, WC and wash hand basin.

Lounge

16' 3" x 11' 5" (4.95m x 3.48m)

French doors to garden and double glazed window to rear.

Kitchen/Diner

14' x 9' 3" (4.27m x 2.82m)

Bay window to front, wall units, base units, sink with drainer, plumbing for washing machine and dishwasher

First Floor

Bedroom 2

10' 5" x 9' 5" (3.17m x 2.87m)

Double glazed window to rear and integral double wardrobe.

Bedroom 3

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to front and integral double wardrobe.

Bedroom 4

7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to rear.

Bathroom

Bath with shower over, double glazed window to front, wash hand basin, WC, shaver point and extractor fan.

Second Floor

Bedroom 1

20' 9" x 10' 6" (6.32m x 3.20m)

Double glazed window to front, velux to rear and double wardrobe

Ensuite

Double glazed window to rear, WC, wash hand basin, shower cubicle, extractor fan and shaver point.

Garden

Patio and fence enclosed

Garage

Up and over door.









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

To view this property please contact Connells on

T 01993 847309
E carterton@connells.co.uk

Unit 2 Falklands House Black Bourton Road
 CARTERTON OX18 3DN

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CAR103983



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CAR103983 - 0003