

Located at the end of a delightful cul-de-sac is this well presented semi detached three bedroom home which benefits from en suite facilities to the master bedroom, sunny aspect to the rear and garage with parking in front.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, window to side elevation.

Cloakroom

Obscured window to front elevation, close coupled WC, pedestal wash hand basin and consumer unit to wall.

Lounge 18' 5" x 12' 1" (5.61m x 3.68m)

Window to front elevation, under stairs storage cupboard, feature modern fireplace.

Dining Room 11' 1" x 8' 0" (3.38m x 2.44m)

Double opening doors to rear garden, laminate flooring, door to:

Kitchen 11' 8" x 7' 2" (3.55m x 2.18m)

Fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, integrated dishwasher, washing machine and fridge freezer, integrated electric oven and induction hob, cupboard housing boiler, under unit lighting, tiled flooring, window and door to rear garden.

First Floor Landing

Access to loft space with light.

Bedroom One 13' 1" x 8' 4" (3.98m x 2.54m) Plus Wardrobe

Window to front elevation, built-in wardrobe, door to:

En Suite 8' 8" x 4' 0" (2.64m x 1.22m)

Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, light and shaver socket.

Bedroom Two 11' 0" x 8' 8" (3.35m x 2.64m)

Window to rear elevation, laminate flooring.

Bedroom Three 10' 0" x 6' 7" (3.05m x 2.01m) Maximum Measurements

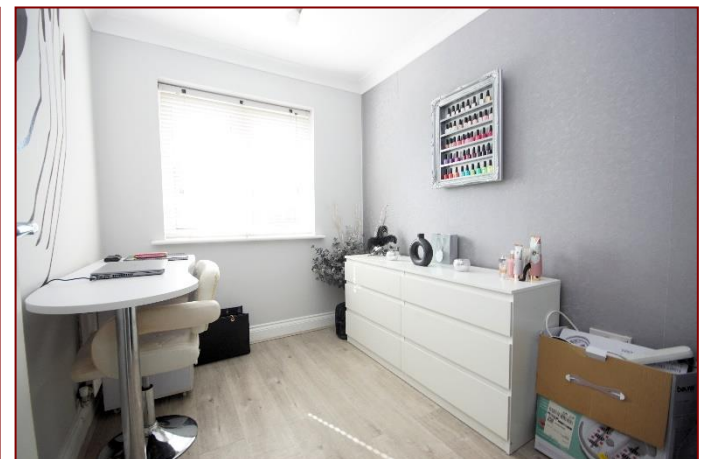
Window to rear elevation.

Bathroom 8' 8" x 5' 1" (2.64m x 1.55m)

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, extractor fan, tiled flooring.

Outside

To the front of the property there is off-road parking and access to garage with up and over door and courtesy door to side, lawned garden, pathway to front door, side access to rear garden which enjoys a sunny aspect and is enclosed by panelled fencing and laid to lawn with patio area, outside lighting, water tap and power sockets for hot tub to remain.





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£379,995

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DRAFT DETAILS

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