Superbly appointed and beautifully presented modern home with two double bedrooms and downstairs cloakroom. The property has the advantage of its own driveway and enclosed rear garden.

Composite front door to:

## **Entrance Hall:-**

Stairs to first floor, radiator with cover, under stairs storage cupboard, further deep storage cupboard housing meters.

# **Kitchen:-** 10' 1" x 6' 10" (3.07m x 2.08m)

Fitted with a range of base cupboards and matching eye level units, drawer units, stainless steel sink unit with mixer tap, integrated electric oven and gas hob and extractor hood over, cupboard housing combination boiler, recess and plumbing for slimline dishwasher and washing machine, space for fridge/freezer, plinth heater, UPVC double glazed window to front elevation.

## Cloakroom:-

Close coupled W.C, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan.

**Lounge/ Diner:-** 16' 0'' x 13' 7'' (4.87m x 4.14m) maximum measurements

UPVC double glazed windows and double opening French style doors to rear garden, two radiators with covers.

## First Floor Landing:-

Radiator, storage cupboad.

**Bedroom One:-** 13' 7"  $\times$  11' 7" (4.14m  $\times$  3.53m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

**Bedroom Two:-** 12' 8"' x 9' 8" (3.86m x 2.94m) maximum measurements

UPVC double glazed window to front elevation, radiator, access to loft space, walk-in storage cupboard with automatic lights.

#### Bathroom:

Close coupled W.C, pedestal wash hand basin, bath with mixer tap and mains shower over, fitted shower screen.

# Outside:-

The property enjoys an attractive and well maintained garden to the rear, enclosed by wood panel fencing and primarily laid to lawn, delightful flowers and shrubs to borders. To the front of the property is a small garden laid to gravel with block paved border. There is a driveway providing off road parking to the side.











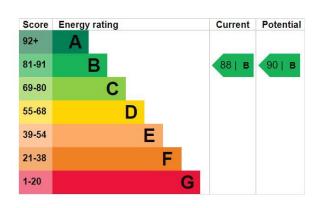








THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: C



**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.





