

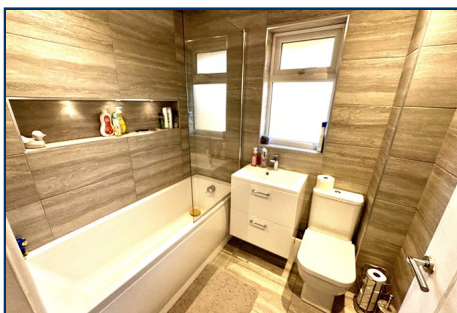


**IAN WATKINS**  
Estate Agents

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## **A MODERN THREE BEDROOM SEMI DETACHED HOUSE IN SOUGHT AFTER AREA**

- Three Bedrooms
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Conservatory
- Double Glazing
- Gas Central Heating
- Secluded Rear Garden
- Viewing Highly Recommended

**£329,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are delighted to present this three-bedroom end-of-terrace house in the popular Durrington area. The accommodation includes a downstairs cloakroom, a modern fitted kitchen, and a conservatory. Externally, the property boasts a secluded rear garden and a lawned front garden with off-road parking for up to two cars. Additional features include double glazing and gas central heating. Viewing is highly recommended.

Accommodation in brief comprises:

## **ENTRANCE**

Covered entrance porch with double glazed front door to -

## **ENTRANCE HALL**

Feature laminated flooring, radiator with attractive casement cover.

## **DOWNSTAIRS CLOAKROOM**

Low level W.C, frosted double glazed window, radiator, wash hand basin with tiled splashback.

## **LOUNGE - 4.34m x 4.09m (14' 3" x 13' 5")**

Double glazed bay window with feature deep window sill, double radiator, coved and textured ceiling, T.V point, under stairs storage cupboard, feature laminate flooring, half panelled feature wall, opening to -

## **DINING ROOM - 3.43m x 2.74m (11' 3" x 9')**

Coved and flat ceiling, radiator with feature casement cover, sliding double glazed patio doors to the conservatory, feature laminate flooring, feature panel wall.

Opening to the -

## **KITCHEN - 3.25m x 2.46m (10' 8" x 8' 1")**

Excellent range of modern fitted units comprising inset single drainer stainless steel sink unit with mixer taps with cupboards under, work top surface adjacent with cupboards under and eye level cupboards over, integrated dish washer, space and plumbing for washing machine, further work top surface with drawers under and cupboards over, integrated fridge freezer, tall larder style unit, fitted oven with four ring gas hob with stainless steel extractor over, part tiled walls, double glazed window overlooking the rear garden, flat ceiling with down lights, feature laminate flooring.

## **CONSERVATORY - 3.43m x 2.44m (11' 3" x 8')**

Tiled floor, double glazed door giving access to the rear garden.

## **FROM ENTRANCE HALL STAIRS LEADING TO -**

## **LANDING**

Hatch to roof space with pull down ladder, linen cupboard with slatted shelving.

## **BEDROOM ONE - 3.78m x 3.15m (12' 5" x 10' 4")**

Excellent range of fitted wardrobes, double glazed window, radiator, coved and textured ceiling.

## **BEDROOM TWO - 3.18m x 2.92m (10' 5" x 9' 7")**

Measurements include range of fitted wardrobes, double glazed window, radiator, textured ceiling.

## **BEDROOM THREE - 2.87m x 2.08m (9' 5" x 6' 10")**

Measurements include fitted wardrobe, double glazed window, radiator, textured ceiling.

## **BATHROOM**

Modern fitted bathroom with white suite comprising bath with shower unit and shower screen, wash hand basin with cupboards under, low level W.C, attractive fully tiled walls, heated towel rail, frosted double glazed window, tiled floor, flat ceiling with downlights, extractor.

## **OUTSIDE**

### **REAR GARDEN**

West facing and a particular feature of the property offering a high degree of seclusion, paved area to the front, outside water tap, lawned area, attractive decked area with wooden gazebo, side gate providing access to the front of the property, garden shed.

### **FRONT GARDEN**

Lawned with small paved area, off road parking for two cars.

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

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Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.