

44 Tiercel Avenue

Offers in excess of £350,000



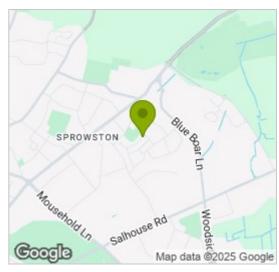




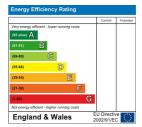


Floor Plan Area Map





## **Energy Efficiency Graph**



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Fully Renovated Semi-Detached Bungalow
- Recently Installed Kitchen And Bathroom
- Upgraded Heating System And Electrics
- Breathtaking Open-Plan Kitchen/Family Room
- Bi-Fold Doors Leading To Extremely Well- Three Bedrooms Manicured Rear Garden
- Modern Bathroom With Separate Bath And Off-Road Parking for Several Vehicles
- Walking Distance To Large Selection Of Local Vendor Has Found Amenities



Step inside, and you'll find a spacious entrance hall leading to three generously sized bedrooms and a stylish four-piece bathroom that exudes modern luxury. But it's when you continue down the hall that the magic truly happens. Enter the show-stopping open-plan kitchen and family area—an entertainer's dream! Flooded with natural light from the oversized skylight and bi-fold doors, this room is the heart of the home The expansive L-shape creates the perfect flow, with a cosy sitting room featuring a charming feature fireplace. The gorgeous farmhouse green kitchen with its rich timber-coloured worktops is a visual delight, while integrated white goods add the perfect balance of style and functionality.

Step outside through the bi-fold doors and you'll discover an absolutely stunning garden that's been carefully designed for every occasion. Whether you're lounging on the white porcelain patio, tending to the vibrant flower beds, or hosting a BBQ in the dedicated BBQ area, this garden truly offers something for everyone. The blend of lush lawn, colorful gravel, and beautifully manicured spaces makes it the ideal spot to relax,





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