



Wyatt Close, Martin  
£280,000



- Detached Family Home
- Three Bedrooms
- Immaculately Presented
- Lounge Diner
- Private South Facing Rear Garden
- Popular Village Location
- Freehold
- EPC rating E



Located in a cul-de-sac in the popular village of Martin is this recently modernised and now immaculately presented Three Bedroom Detached Family Home. With a new kitchen and bathroom being fitted by the current owners, the property has also been re-decorated throughout, with the South Facing rear garden being just as much of a highlight as the property itself. In full, the property comprises; Entrance Hall, Lounge Diner, Kitchen, Cloakroom, Three Generous Sized Bedrooms, Family Bathroom and Single Attached Garage. An early viewing is highly recommended to fully appreciate the standard, size and position of property on offer.

### Entrance Hall

With tiled Herringbone style flooring, part glazed uPVC door to front, stairs leadig to 1st floor with storage cupboard under and vertical radiator.

### Lounge Diner

3.56m x 7.30m (11'8" x 24'0")

Having an electric fire place set in decorative surround, patio doors to garden, bow window to front aspect, TV and BT point, two radiators.

### Kitchen

3.66m x 2.69m (12'0" x 8'10")

Modern Kitchen with a range of base and eye level units, composite sink with mixer tap and drainer, integrated oven with electric hob and extractor hood over, integrated fridge and freezer, integrated washing machine, splashbacks, continued tiled Herringbone flooring from Entrance Hall, glazed door and window to garden.





### Cloakroom

Modern suite with hand wash basin, lw level wc, vertical radiator, tiled flooring and window to front aspect.

### Landing

With stairs taken from Entrance Hall, storage cupboard and access to loft.

### Bedroom One

3.56m x 3.10m (11'8" x 10'2")

With built in wardrobes, window overlooking the garden and radiator.

### Bedroom Two

3.56m x 3.10m (11'8" x 10'2")

Having fitted wardrobes, window to front aspect and radiator.

### Bedroom Three

2.94m x 2.71m (9'7" x 8'11")

Currently used as a dressing room, with window to rear aspect and radiator.

### Family Bathroom

Modern three piece suite comprising panelled bath with mains fed shower over, hand wash basin set on storage unit with cupboards under, low level wc, large heated towel rail, window to front aspect and radiator.

### Garage

2.47m x 4.91m (8'1" x 16'1")

With electric roller door, personnel door to garden, window to side aspect, electric and lighting

### Outside

The front of the property offers ample parking on the concrete driveway, further laid to lawn with side access to rear and timber fence surround.

The private SOUTH FACING rear garden is well maintained, offering a large patio area with pergola (not included in sale) and timber summer house, large timber shed to side (not included in sale), storage area, further laid to lawn with timber fence surround, outdoor tap and lighting.

## Agents Note

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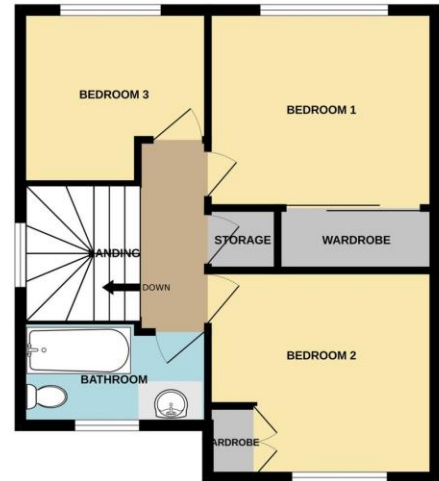


# Floorplan

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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