

Mark
Webster
estate agents



Ribbon Avenue
Ansley Village
£295,000

*** RECENTLY BUILT 3 BEDROOM FAMILY HOME - VERY NICELY SITUATED - PLEASANT REAR ASPECT - IMPRESSIVE KITCHEN/DINER ***. For sale with MARK WEBSTER estate agents is this immaculate modern three bedroom semi detached property located in the popular village of Ansley briefly comprising: Guest WC, lounge, kitchen/diner, three bedrooms and a family bathroom. Viewing is considered essential.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, double panelled radiator, luxury vinyl tile flooring, door to the kitchen and a further door to the lounge.

LOUNGE

14' 9" x 9' 9" (4.5m x 2.97m)

Double glazed window to front aspect, double panelled radiator and luxury vinyl tile flooring.

KITCHEN/DINING/FAMILY ROOM

17' 5" x 16' 5" maximum (5.31m x 5m)

An excellent living space overlooking the rear garden having three large double glazed sky light windows, double glazed window to rear aspect, French doors leading out to the rear garden, luxury vinyl tile flooring, double panelled radiator, wide range of 'Shaker' style kitchen units, eye level stainless steel double oven, integrated fridge freezer, wooden effect roll edge work surfaces with matching up stands, stainless steel sink, 5 ring stainless steel gas hob with a stainless steel splash back and extractor hood, recessed LED ceiling down lights and double opening doors to a useful small utility area with appliance spaces.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

11' 2" x 8' 9" (3.4m x 2.67m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM TWO

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to rear aspect and a single panelled radiator.



BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer tap with shower head attachment, tiled shower cubicle having a chrome mixer style shower, attractive tiling to splash back areas, eye level tiled recess with glass shelving and display lighting, recessed LED ceiling down lights.

TO THE EXTERIOR

The property has a tandem driveway to the side with gated access to the rear garden. The rear garden is a generous size being mainly laid to lawn with a paved patio and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

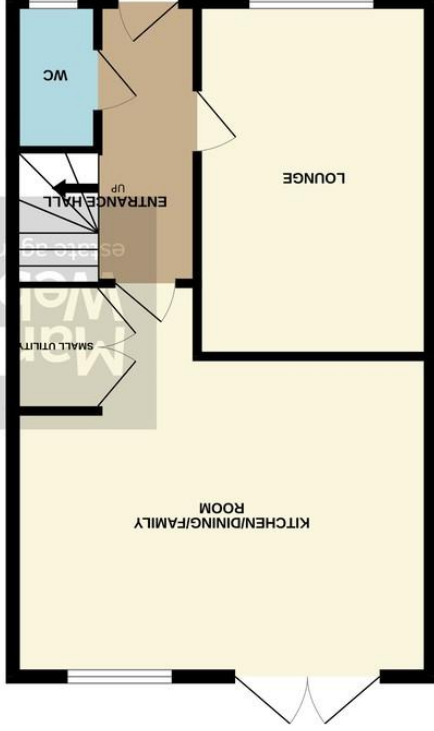
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



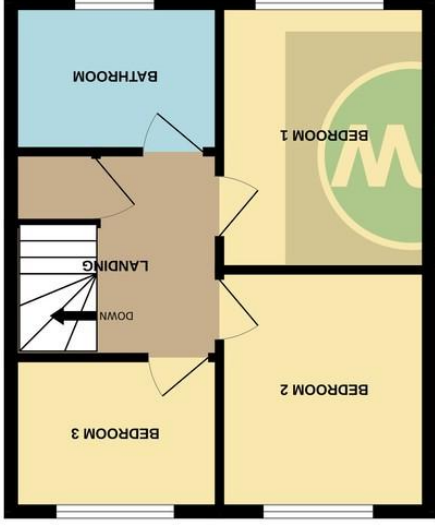
GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any 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.
Made with Keyplan 5/2024

TOTAL FLOOR AREA: 860 sq.ft. (79 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



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