



Elms Drive
Austrey

(O.I.R.O) £279,950

*** MUCH IMPROVED - FULL WIDTH DRIVEWAY - LANDSCAPED REAR GARDEN
***. For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Open plan lounge/kitchen, dining room, garage with guest WC, three bedrooms, bathroom, landscaped low maintenance rear garden and a driveway. Viewing is essential.

ENTRANCE HALL

Having laminated wooden effect flooring, panel style radiator, stairs leading off to the first floor landing and a door to...

LOUNGE AREA

14' 8" x 13' 7" maximum (4.47m x 4.14m)

Double glazed window to front aspect, laminated wooden effect flooring, panel style radiator, electric fire and an opening to...



KITCHEN AREA

8' 4" x 16' 8" (2.54m x 5.08m)

Two double glazed windows to rear aspect, laminated wooden effect flooring, tall panel style radiator, a range of tall, base and eye level kitchen units, square edge work surfaces, integrated full height fridge, integrated freezer, two 'Neff' single ovens, integrated microwave, 'Neff' induction hob with modern style 'Neff' extractor over, integrated dishwasher, stainless steel sink with glass surround and boiling/filtered water tap, door to a useful understairs pantry and a further door to...



DINING ROOM

11' 3" x 7' 5" (3.43m x 2.26m)

Double glazed windows, laminated wooden effect flooring, tall panel style radiator, double glazed French doors giving access to the rear garden and a door to...



GARAGE WITH GUEST WC

15' 6" x 7' 7" maximum (4.72m x 2.31m)

(11' 1" x 3' 8" minimum) Having double opening doors, two appliance spaces, fitted units with square edge work surfaces, double panelled radiator and a door to the guest WC (4' 5" x 3' 9").

FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space and doors leading off to...

BEDROOM ONE

11' 3" x 10' 4" maximum (3.43m x 3.15m)

Double glazed window to rear aspect, panel style radiator and fitted wardrobes.

BEDROOM TWO

11' 9" x 9' 6" (3.58m x 2.9m)

Double glazed window to front aspect and a panel style radiator.

BATHROOM

7' 6" x 6' 1" maximum (2.29m x 1.85m)

(5' 5" x 3' 1" minimum) Opaque double glazed window to rear aspect, tiled walls, heated towel rail, useful vanity storage with wash basin, low level WC, panelled bath with mixer style shower over and a useful storage cupboard.

BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

Double glazed window to front aspect and a panel style radiator.

TO THE EXTERIOR

TO the front of the property there is a full width block paved driveway. The enclosed rear garden has been landscaped to provide low maintenance with a large paved patio area, raised planter, artificial lawn and a raised decked patio to the rear. There is also a good sized timber summer house/storage shed which has the possibility of power running to it. (Please note that the electrics have not been connected however the cable is there ready to install)

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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



