









# **Property Description**

Burchell Edwards are delighted to market this 4 Bedroom End-of-Terrace family home. The property greets you with a small courtyard style front garden and a gate along the side granting access to the rear of the property. The property itself has great potential and boasts a large downstairs consisting of: a spacious lounge/diner, a good sized kitchen/diner, another large reception room, functioning utility room and the property's main shower room. The upstairs of the property boasts 3 double bedrooms with the master bedroom having it's own en suite. Outside to the rear is an enclosed garden which runs a good length containing a large lawn area. Along with this, the property also boasts lovely field views at the rear. Viewing is essential of this wonderful property!

## **Entrance Porch**

Carpet.

# **Entrance Hallway**

Central heating radiator, carpet and under stairs storage.

## **Downstairs Shower Room**

W.C, wash hand basin, shower, tiled flooring and floor to ceiling wall tiles.

## **Reception Room**

16' 8" x 8' (5.08m x 2.44m)

Two windows to side elevation, sliding doors to rear elevation, tiled flooring and spotlights.

#### Kitchen/ Diner

17' 10" x 9' 11" ( 5.44m x 3.02m )

Windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, integrated microwave, central heating radiator, tiled flooring and carpet, space and plumbing for washing machine.

# **Utility Room**

8' 1" x 4' 8" ( 2.46m x 1.42m )

Window to rear elevation and tiled flooring.

# Landing

Loft access and carpet.

## **Bedroom One**

16' 2" max x 11' 11" ( 4.93m max x 3.63m ) Window to front elevation, central heating radiator, carpet and two integrated double wardrobes.

## **Bedroom Two**

12'  $\max x$  10' 2"  $\max$  ( 3.66m  $\max x$  3.10m  $\max$  ) Window to rear elevation, central heating radiator and carpet.

## **Bedroom Three**

11' 3"  $\max x$  9' 11"  $\max (3.43 \text{m} \max x 3.02 \text{m} \max)$  Window to side elevation, central heating radiator, carpet, intergated storage housing central heating boiler and access to bathroom.

#### Bathroom

Window to rear elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

## **Front Garden**

Small courtyard with gate to rear, borders and concrete pathway.

## Rear Garden

Encolosed rear garden with lawned area, large lawned area, patio seating area and patio pathway to front gate.



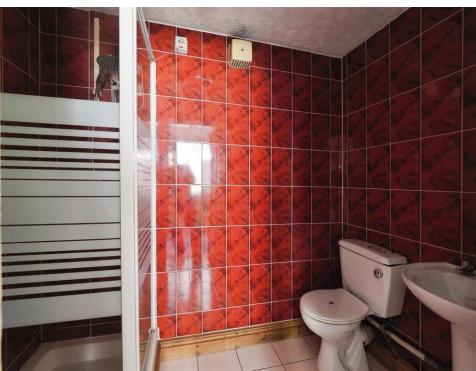














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Tenure: Freehold