



Alissa Avenue
Marehay Ripley





Property Description

NO ONWARD CHAIN

Burchell Edwards are delighted to present to the market this beautiful, three double bedroom, detached home on Alissa Avenue, Marehay. Located on an enviable cul de sac in a desirable area, this lovely home occupies a generous plot with long, south facing, rear garden, and driveway to the front leading to the integral garage.

To the ground floor there is an entrance porch, hallway, good sized lounge/diner, kitchen with archway to utility room, and conservatory. To the first floor you will find three double bedrooms and the four-piece family bathroom. Outside, to the front there is a driveway leading to the garage, with low maintenance garden and path to the side of the house. The generous rear garden provides a patio seating area, lawned areas, attractive pond, and well stocked borders.

Viewings are highly advised to appreciate the desirable location and size of the plot. Please call Burchell Edwards today for more information!

Entrance Porch

Having carpet flooring and door to hallway.

Hallway

Having carpet flooring, ceiling light, a radiator and coving.

Lounge

25' Max x 11' 7" (7.62m Max x 3.53m)

Having carpet flooring, two radiators, ceiling light, coving, gas fireplace with marble hearth and stone mantle, UPVC bow window to the front elevation and UPVC patio door to the rear leading into the conservatory.

Conservatory

13' 3" x 8' 3" (4.04m x 2.51m)

Having tiled flooring, a radiator, ceiling fan light and power.

Kitchen

Irregular Shaped Room 13' 5" Max x 9' 3" (4.09m Max x 2.82m)

Having wall and base units with work surfaces over, breakfast bar, integrated electric cooker and grill, electric hob and cooker hood over, a radiator, inset sink with mixer tap and splashback tiles, ceiling light, UPVC windows to the side and rear elevation and tiled flooring.

Utility Room

.6' 10" Plus recess x 4' 5" (2.08m Plus recess x 1.35m)

Having tiled flooring, work surface, ceiling light, UPVC window to the rear elevation and UPVC door to the side.

First Floor Landing

having carpet flooring, ceiling light, coving, loft hatch and UPVC window.

Bedroom One

12' 5" Max to wardrobe x 10' 6" (3.78m Max to wardrobe x 3.20m)

Having carpet flooring, a radiator, ceiling, UPVC window to the rear and fitted wardrobe.

Bedroom Two

12' 2" x 11' 8" (3.71m x 3.56m)

Having carpet flooring, a radiator, ceiling light and UPVC window to the front.

Bedroom Three

11' 9" Max to alcove x 8' (3.58m Max to alcove x 2.44m)

Having carpet flooring, a radiator, ceiling light and UPVC window to the front.

Bathroom

Having a bath, separate shower cubicle, low level W.C wash hand basin, a radiator, splashback tiles, UPVC window to the rear elevation, ceiling light and vinyl flooring.

Outside

To the front of the property is a driveway providing off road parking, gravelled area with borders for plants and shrubs, low brick wall to the front and leading to the garage,

To the rear the garden has a patio area, low stone brick wall with steps down to a lawn section, gravelled area, bushes, paved path, a pond, a further gravelled area, a trellis and a shed.

Garage

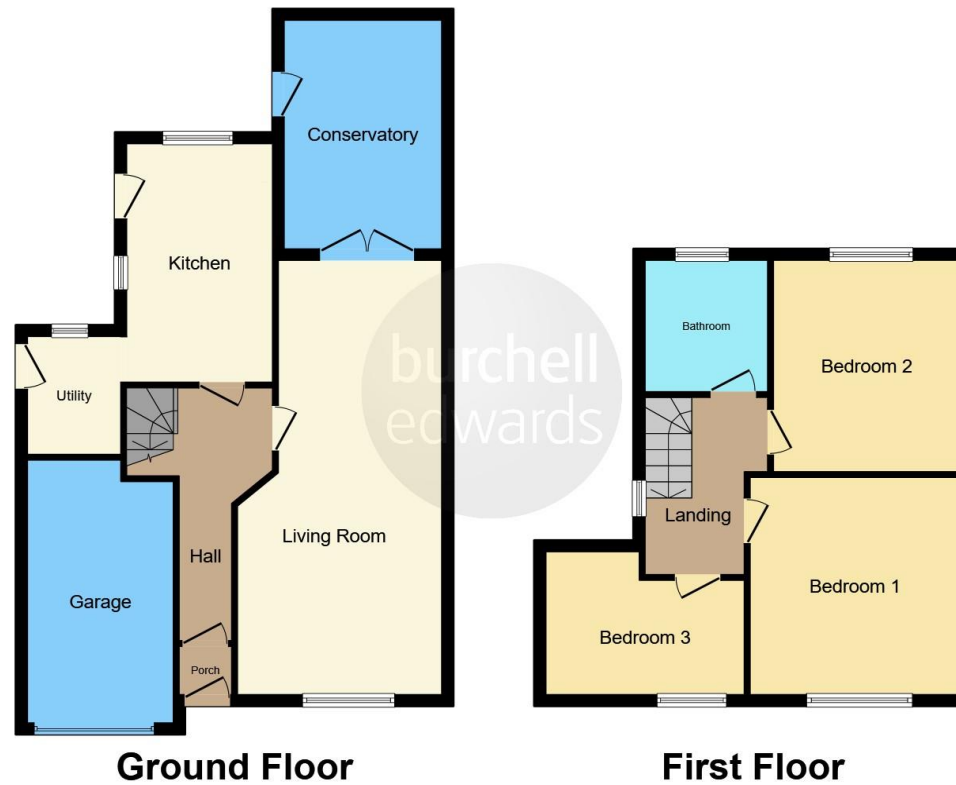
6' 11" x 7' 11" (2.11m x 2.41m)

Having power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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