



## St. Brides Road, £260,000

- A well-proportioned three-bedroom semi-detached home located in the highly sought-after village of Wick, built by David Wilson Homes in 2017—an ideal first-time purchase.
- Features include an entrance hallway, cloakroom/WC, modern fitted kitchen with appliances, and a lounge/dining room with French doors leading to the



 3  2  1



## About the property

This modern 3-bedroom semi-detached property, built by renowned builders David Wilson Homes in 2017, offers stylish and practical living in a vibrant community. Featuring a bright lounge/ dining room with French doors, a contemporary kitchen with integral appliance and space for a small table and chairs. Master bedroom with en-suite two further bedrooms with a family bathroom and a private south-west facing garden, this home is perfect for first-time buyers or families. With allocated parking, a sought-after village location, and no ongoing chain. .

Positioned on St. Brides Road, this home enjoys the best of village life. Wick offers a local shop, two welcoming public houses, and a highly regarded primary school all within walking distance. Experience the ease of living in a vibrant yet peaceful community.

Don't miss out—schedule a viewing today!





### Entrance Hallway

Step into the entrance hallway, where a staircase leads to the first floor. Conveniently located off the hall is a modern 2-piece cloakroom/WC, perfect for guests.

### Kitchen

11' 5" x 8' 3" ( 3.48m x 2.51m )

The contemporary kitchen is equipped with a range of sleek white wall and base units, complemented by durable laminate work surfaces. Integrated 'Zanussi' appliances include a 4-ring gas hob, oven with grill and extractor hood, fridge/freezer, dishwasher, and washing machine. The space also accommodates a small breakfast table and chairs.

### Lounge / Dining Room

16' 8" x 15' 7" ( 5.08m x 4.75m )

To the rear of the property, you'll find a generous L-shaped lounge and dining area. This light-filled, neutrally decorated space features French doors that open onto the patio—perfect for entertaining or relaxing. An understairs storage cupboard adds practicality to this inviting area.

### First Floor Landing

The first floor landing provides a loft hatch giving access to the loft space with all doors leading off.

### Bedroom One

10' 7" max x 10' 2" ( 3.23m max x 3.10m )

A spacious double room with a rear-facing window.

### En-Suite

This bedroom boasts a 3-piece en-suite shower room with a double shower.

### Bedroom Two

12' 7" max x 8' 1" ( 3.84m max x 2.46m )

Another double room with built-in wardrobes, offering ample storage.

### Bedroom Three

7' 3" x 7' 3" ( 2.21m x 2.21m )

A single room, perfect for a child's bedroom, guest room, or home office.

### Family Bathroom

The family bathroom features a stylish 3-piece suite with modern white fittings and partially tiled walls.

### Gardens And Outdoor Space

Front Garden: A charming lawn bordered by a mature shrub hedgerow creates an inviting approach

.Rear Garden: Enjoy the fully enclosed, level lawn and south-west-facing patio area, ideal for sunny afternoons. A rear gate provides access to tandem parking for two vehicles.

### Additional Information

Freehold

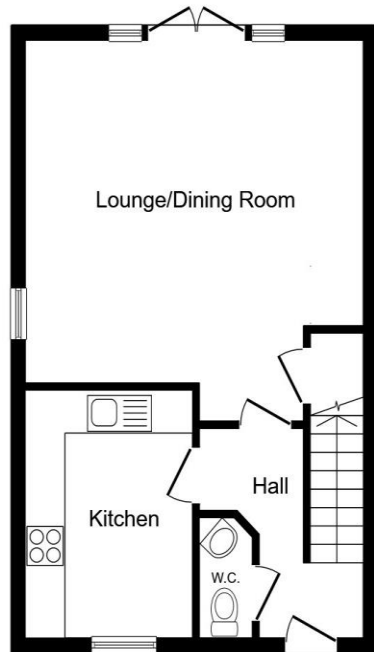
Council Tax Band: E

Services: All mains services connected

01446 772857

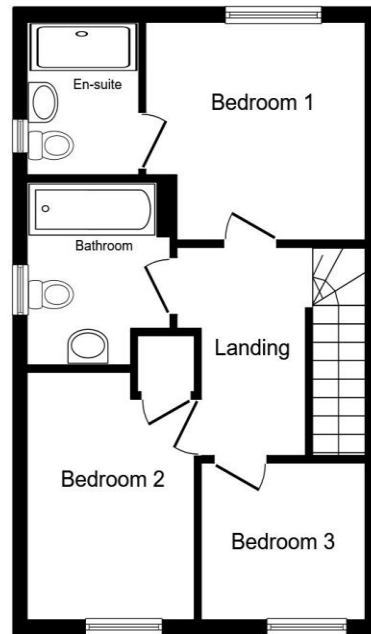
enquiries@pablack.co.uk

## Floorplan



**Ground Floor**

Floor area 42.6 m<sup>2</sup> (459 sq.ft.)



**First Floor**

Floor area 42.6 m<sup>2</sup> (459 sq.ft.)

**TOTAL: 85.2 m<sup>2</sup> (917 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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