



3 Bedroom House - Semi-Detached
located on Holly Walk, Baginton
£425,000

UP Estates



****BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS FAMILY HOME - SOUGHT AFTER CUL DE SAC IN BAGINTON VILLAGE - THREE/FOUR BEDROOMS - TWO BATHROOMS & WC - STUNNING, PRIVATE GARDEN**** This is a fantastic opportunity to purchase a deceptively spacious and immaculately presented semi-detached family home tucked away in a quiet cul de sac within the sought after village of Baginton. The uPVC double glazed and gas centrally heated accommodation briefly comprises open-plan dining hall with a high quality superbly refitted breakfast kitchen leading off, separate rear lounge and former garage now converted to a useful gym/games room with utility space and modern ground floor cloakroom leading off. To the first floor there are three excellent bedrooms, one having an en-suite shower room and a large modern family bathroom including a separate shower cubicle. To the front there is a block paved driveway providing off road parking whilst to the rear there is a private split level landscaped rear garden.

ENTRANCE HALL

A welcoming entrance hall with composite Entrance Door set into a uPVC double glazed surround flows into the dining room, with doors leading to accommodation and stairs.

DINING ROOM

A bright space, with two storage cupboards, opening to kitchen, central heated radiator and double glazed window.

KITCHEN BREAKFAST ROOM

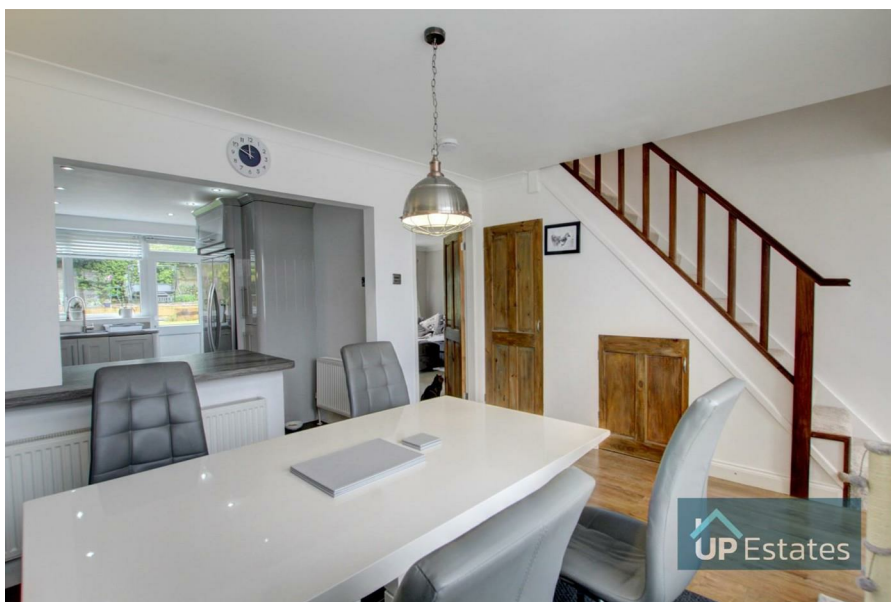
A modern kitchen comprising work top surfaces extending to three sides, inset one and a half bowl single drainer sink unit with mixer tap, double door cupboard below, integrated dishwasher, corner door cupboard with pull out sliding carousels, two deep drawer base units and further double corner and single door base cupboards. Space for range cooker with stainless steel splash back and extractor hood above, wall unit with integrated microwave, further double wall unit, housing unit for American style fridge/freezer, inset ceiling spotlights, tiled floor, central heating radiator, uPVC double glazed rear window and matching door leading outside.

FAMILY LIVING ROOM

With feature fireplace, two central heating radiators and double glazed patio doors out on to the garden.

£425,000

- IMMACULATELY PRESENTED, SPACIOUS FAMILY HOME
- CONVERTED GARAGE TO BUILDING REGS (POSSIBLE FOURTH BEDROOM)
- TWO BATHROOMS & WC
- BEAUTIFULLY PRIVATE AND SIZABLE GARDEN
- THREE RECEPTION ROOMS
- TUCKED AWAY IN A QUIET CUL DE SAC





SITTING ROOM/OFFICE

With uPVC double glazed door from the hallway, central heating radiator, uPVC obscure double glazed side window, utility space with plumbing for appliances and door leading into WC.

WC

With modern white suite comprising vanity wash hand basin, low level WC, chrome heated towel rail, extractor fan and uPVC obscure double glazed window.

LANDING

With access to loft space with pull down ladder/boarding and doors leading to accommodation.



BEDROOM ONE

With uPVC double glazed rear window, central heating radiator, wall and ceiling light points and sliding door built in wardrobes.

BEDROOM TWO

With uPVC double glazed front window, central heating radiator and door to ensuite.



ENSUITE

Boasting shower tray with sliding screen and shower unit, vanity wash hand basin, chrome heated towel rail, electric shaver socket, fitted mirror and being tiled throughout.

BEDROOM THREE

With uPVC double glazed front window and central heating radiator.

BATH & SHOWER ROOM

An impressive family bath and shower room with suite comprising corner paneled bath, bidet, pedestal wash hand basin, low level WC, enclosed shower tray with sliding screen and mixer shower, built in storage cupboards, vinyl tiled floor coverings, chrome heated towel rail, fitted mirror, fully tiled walls and uPVC obscure double glazed rear window.



REAR ASPECT

A beautiful, private, landscaped garden, initially paved followed by lawn with fenced boundary, gated side access and mature shrubbery.

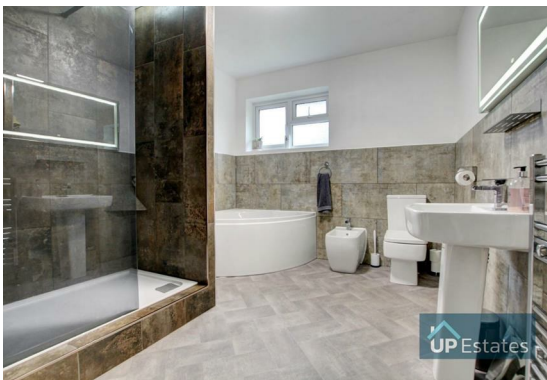
DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



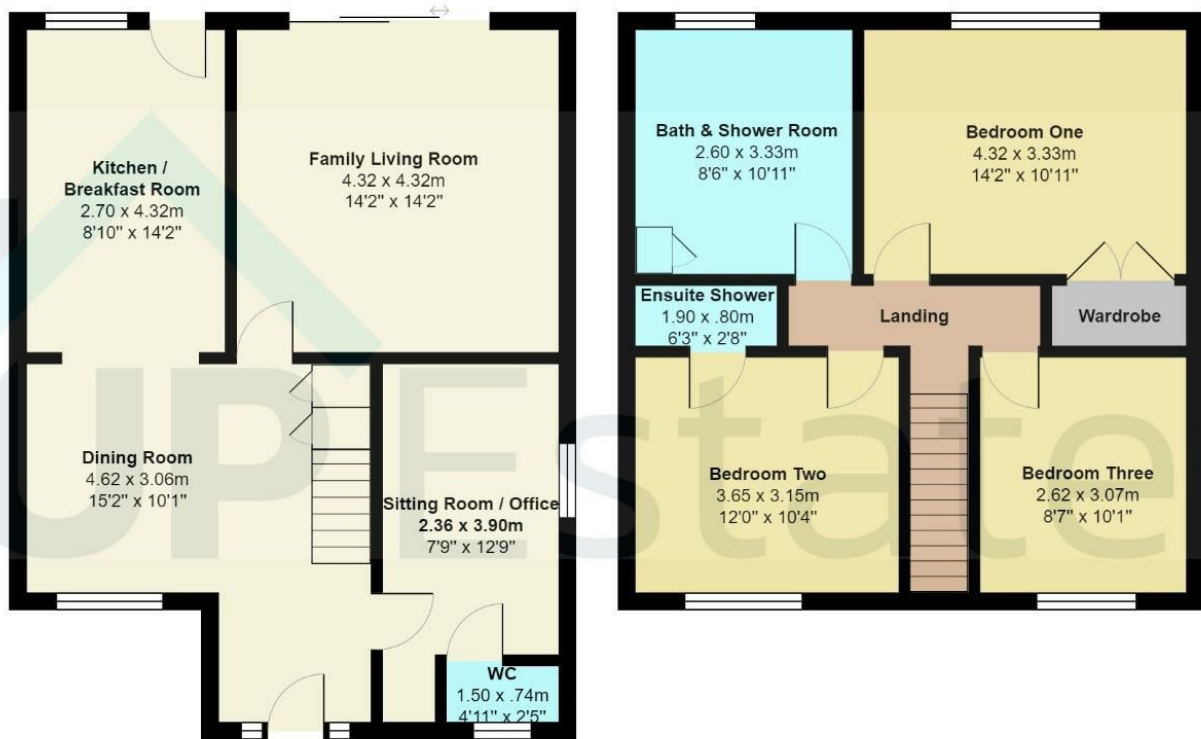
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Holly Walk, Baginton





Total Area: 117.6 m² ... 1266 ft²

All measurements are approximate and for display purposes only

CONTACT

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