



## 2 Teal Close, Burton Latimer

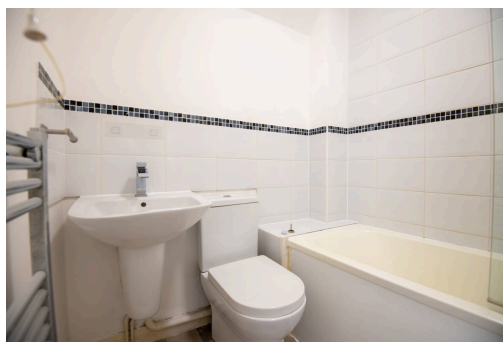
£265,000 Leasehold

Detached • 3 Bedrooms • Garage Conversion • Dining Room • Quiet Cul-De-Sac • Driveway • Off Road Parking • South Facing Rear Garden • Great Family Home • Downstairs WC

This well presented three-bedroom detached house, situated at the end of a quiet cul-de-sac, provides a sense of privacy and tranquillity while still being conveniently close to local amenities, schools, and transport links. Upon entering, you are greeted by a hallway that leads a modern fitted kitchen, that is well-appointed with ample storage and worktop space, making it suitable for those who enjoy cooking and dining at home. The ground floor also benefits from a convenient downstairs WC, adding practicality for busy households. Off the kitchen, you will find the lounge, which in turn opens up into a dining room with double doors onto the rear garden. A notable feature of this property is the garage conversion, which offers flexibility as an additional reception room or as a fourth bedroom, catering to a range of lifestyle needs such as home working, guest accommodation, or a playroom. Upstairs, there are three bedrooms, each offering plenty of natural light with bedroom 1 benefiting from built in wardrobes. The family bathroom offers a three piece suite, with a shower over bath, which concludes the first floor. Additional benefits include a



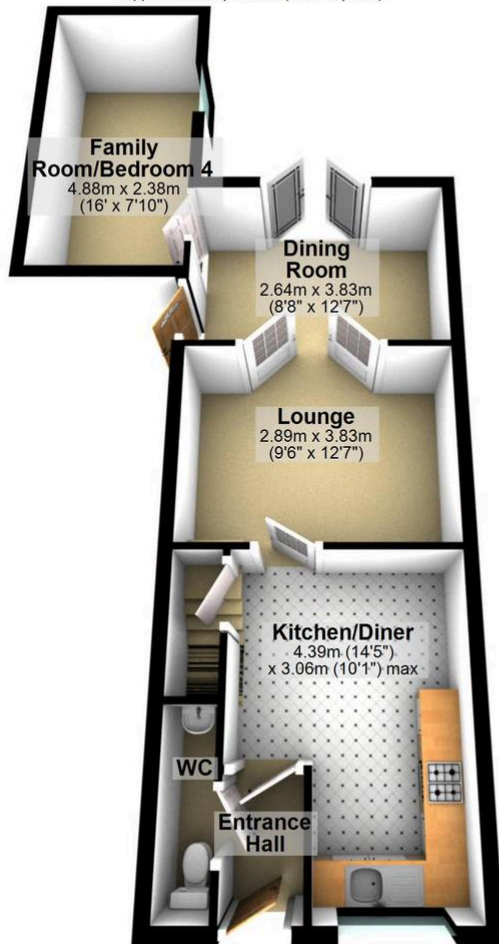
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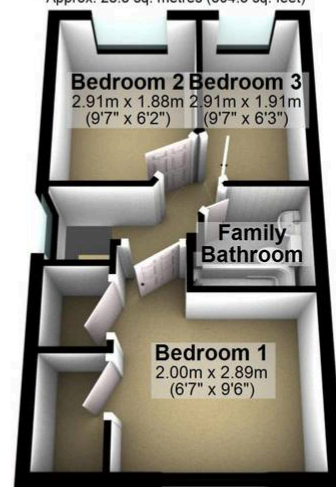
### Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



### First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.