



**Connells**

Oakfield Road  
Carterton



## Property Description

Brought to the market in the highly sought after Oakfield Road and sat within close proximity to the town centre of Carterton is this thoughtfully extended three bedroom semi-detached family home. This provides an exceptional opportunity for a first time buyer who is looking to purchase their first home or for a family who is seeking to upsize.

This fantastic home greets you with a charming hedge enclosed frontal garden. Upon entering the property you are met with an inviting entrance hall that sets the tone for the rest of the property. The accommodation is arranged over two floors. The ground floor comprises a modernised kitchen that leads through to a separate dining area that has been formed in part of the extension that boasts natural light. You also have a downstairs shower room and bootroom along with a fantastic main living room. The first floor accommodation provides access to three double bedrooms and a three piece family bathroom.

Externally this fantastic home offers a fully enclosed rear garden that leads to a single garage and a driveway which enables you to be able to park securely off street. Viewings on this wonderful family home are extremely recommended.

## Entrance Hall

Door to front

## Cloakroom/Shower Room

Walk in shower room, double glazed window to front, WC, wash hand basin and heated towel rail.

## Sitting Room

18' x 16' ( 5.49m x 4.88m )  
Two double glazed windows to side, double glazed window to front and stairs to first floor.

## Dining Room

9' x 8' 1" ( 2.74m x 2.46m )  
Velux window and French doors to garden.

## Kitchen

11' x 10' ( 3.35m x 3.05m )  
Wall units, base units, work surfaces, plumbing for washing machine and dishwasher, integral pantry and sink with drainer

## Bedroom 1

13' 1" x 9' ( 3.99m x 2.74m )  
Double integral wardrobe, double glazed window to front and side.

## Bedroom 2

10' x 9' ( 3.05m x 2.74m )  
Integral wardrobe, double glazed window to front and side.

## Bedroom 3

9' x 6' 1" ( 2.74m x 1.85m )  
Integral wardrobe and double glazed window to front.

## Bathroom

Fully tiled, WC, wash hand basin, double glazed window to rear, bath with shower over and shaver point.

## Garden

Access to garage, fully enclosed fence, lawn and patio.

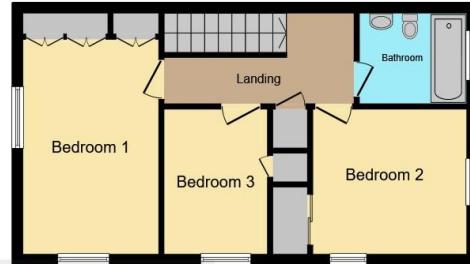
## Garage

Up and over door, power and lighting.

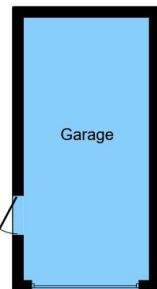




Ground Floor



First Floor



## Garage

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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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