



This well-presented property is nicely tucked away in a cul-de-sac off Rawsons Lane, one of our most popular residential areas and perfectly located just around the corner from the Witham Way nature reserve.

This modern two bedroom semi-detached home has been thoroughly updated, benefitting from light neutral décor throughout and including a stylish bathroom and kitchen - with the kitchen featuring a full suite of integral appliances.

Outside, the generous driveway can accommodate several vehicles and the fully enclosed garden is much larger than most in the area, due to being on a corner plot. Its made for summer barbecues, entertaining friends and ideal for viewers with pets or children to consider.

- Two Bedroom Semi-Detached Home
- Corner Plot With Extensive Garden
- Well-Presented & Updated Throughout
- Modern Bathroom & Well-Appointed Kitchen
- uPVC Double Glazing. Gas Central Heating
- Cul-de-Sac Location
- Ample Parking
- Tenure: Freehold.
- EPC Rating - 68 "D"
- Council Tax Band 'A'







The entrance has the benefit of a canopy porch and uPVC door into the:

Lounge 4.47m x 3.33m (14'8" x 10'11")

With uPVC bay window to the front, radiator, staircase rising to the first floor accommodation and door through to the kitchen.

Breakfast Kitchen 3.36m x 2.46m (11' x 8'1")

The spacious kitchen has both a door and a uPVC window overlooking the garden and comprises a range of work surfaces with contemporary drawer and cupboard units at both base and eye level. Inset sink/drainers with two lever mixer tap. Integral appliances include a fitted microwave, electric oven and hob with extractor fan over, fridge, freezer and fitted washing machine.

First Floor Landing

With loft access, boiler cupboard housing the Veissmann gas-fired central heating boiler. Doors are arranged off to:

Bedroom One 3.33m x 2.56m (10'11" x 8'5")

Bedroom one is a generous double bedroom with two windows to the front aspect and a radiator.

Bedroom Two 2.50m x 1.88m (8'2" x 6'2")

Having window to the rear aspect overlooking the garden and a radiator.

Bathroom

The bathroom comprises a lovely white three-piece suite of panel bath with Mira shower over, vanity basin with mixer tap, splashback tiling and cupboard beneath and a low profile WC. Heated towel rail.

Outside

The front of the property is of an open-plan gravel design with the neighbouring property, with the gravel driveway to the right of the property.

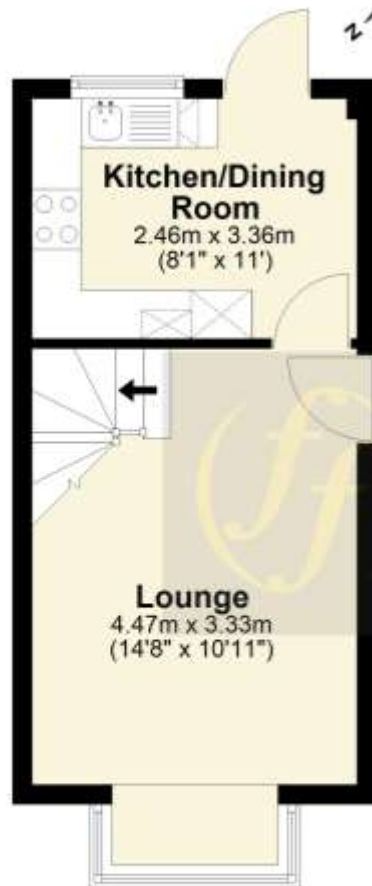
The rear of the property has been enclosed by panel fencing and has the benefit of the rear boundary being sheltered and screened by neighbouring mature trees. The garden has been principally laid to lawn with an attractive raised border to one side and has outside tap, cold water tap and outdoor electric sockets.





Ground Floor

Approx. 24.2 sq. metres (260.3 sq. feet)

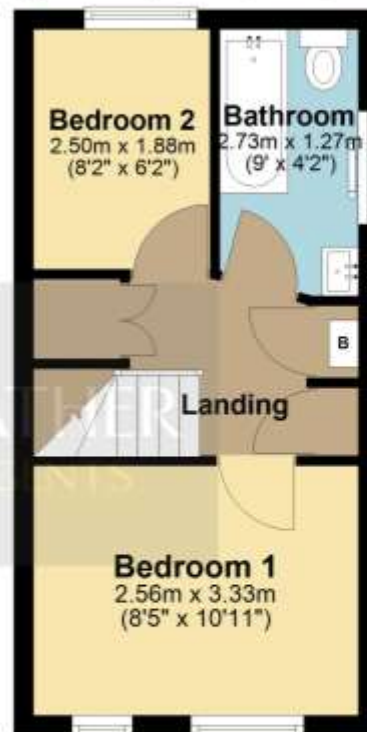


Kitchen/Dining Room
2.46m x 3.36m
(8'1" x 11')

Lounge
4.47m x 3.33m
(14'8" x 10'11")

First Floor

Approx. 23.7 sq. metres (254.6 sq. feet)



Bedroom 2
2.50m x 1.88m
(8'2" x 6'2")

Bathroom
2.73m x 1.27m
(9' x 4'2")

Landing

Bedroom 1
2.56m x 3.33m
(8'5" x 10'11")

Total area: approx. 47.8 sq. metres (514.9 sq. feet)

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Plan produced using PlanUp.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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