

Sinclair



7 Kendal Place, Ellistown

£260,000

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Ellistown

This modern EXTENDED THREE BEDROOM SEMI DETACHED HOUSE comes to the market with NO UPWARD CHAIN and benefits from a made to measure Home Office, 2025 fitted boiler (6Yrs warranty), expansive kitchen/diner, modern lounge, ground floor w.c and having stairs rising to the first floor landing offering a 2025 fitted shower room and three good sized bedrooms each with fitted wardrobes, whilst also providing a low maintenance garden to rear, a driveway able to accommodate off road parking for multiple vehicles and a detached garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Offered With No Upward Chain
- Three Bedrooms
- Semi Detached House
- Detached Garage
- Home Office
- Extended



GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having timber flooring, coving and stairs rising to the first floor.

Lounge

13' 8" x 12' 6" (4.17m x 3.81m)

Having continued flooring from the entrance hall, a feature media wall with exposed natural stone clad surround having inset shelving with further inset downlights and uPVC double glazed window to front with fitted shutters.

Kitchen/Diner

10' 2" x 16' 8" (3.10m x 5.08m)

Inclusive of a modern range of wall and base units, a sink and drainer unit with swan neck mixer tap, a five ring gas range with extractor hood over, an integrated fridge/freezer, dishwasher, microwave and coffee machine. Other benefits include a ceramic tiled flooring, space and plumbing for further appliances LED plinth lighting, a composite side door accessing the driveway and opening into the family room.

W.C

Comprising a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, tiled splashbacks, extractor fan and continued flooring from the kitchen/diner.

Family Room

7' 4" x 15' 6" (2.24m x 4.72m)

Opening from the kitchen/diner and having continued flooring, the family room benefits from two overhead skylights offering lots of natural light, inset downlights, uPVC double glazed surround with French doors accessing the rear garden and having wall lighting.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the shower room and three good sized bedrooms and comprises a uPVC double glazed window to side with fitted shutters, loft hatch, coving, timber flooring and an airing cupboard housing the gas fired central heating boiler.

Bedroom One

12' 1" x 9' 7" (3.68m x 2.92m)

Having continued flooring from the landing and having uPVC double glazed window to front with fitted shutters, two double wardrobes with a bed enclosure, inset downlights and coving.

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)

Having continued flooring from the landing and benefiting from inset downlights, fitted wardrobes and having uPVC double glazed window to rear with fitted shutters.

Bedroom Three

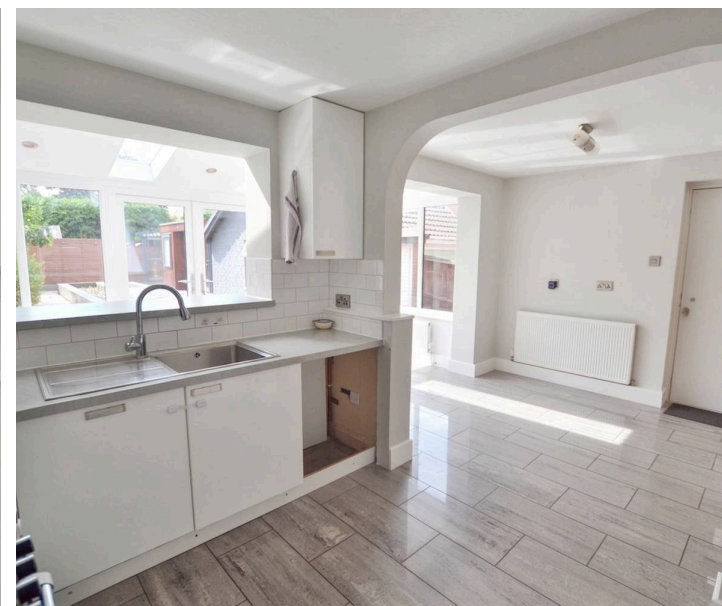
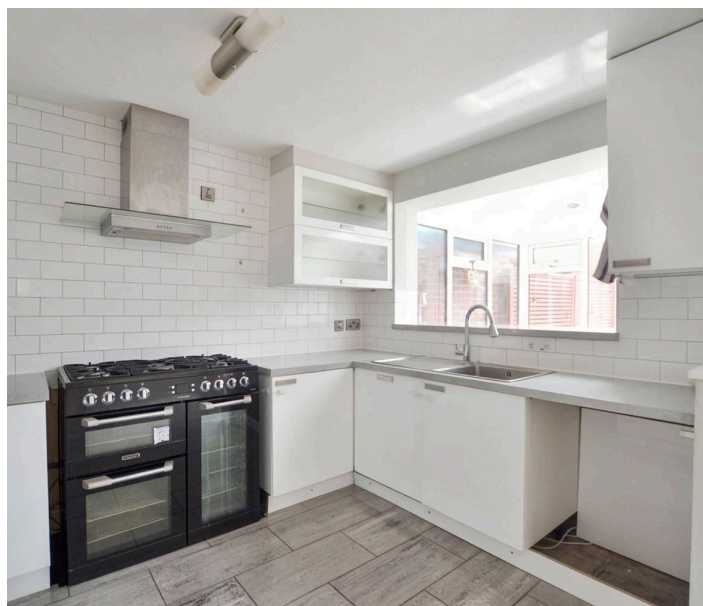
7' 0" x 5' 2" (2.13m x 1.57m)

Having continued flooring from the landing, fitted wardrobes and uPVC double glazed window to front with fitted shutters.

Shower Room

6' 6" x 6' 1" (1.98m x 1.85m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, a double walk in shower enclosure with thermostatic drencher shower over and having a separate handheld washer, whilst also benefiting from inset shelving and opaque uPVC double glazed window to rear with fitted shutters, inset down lights, extractor fan and a chrome heated towel rail.



Cabin/Home Office

11' 7" x 8' 0" (3.53m x 2.44m)

Entered through composite patio with bifold shutters and having inset down lights, electric wall mounted heater, timber flooring, a wired internet point and uPVC double glazed window to side with fitted shutters.

Rear Garden

Enjoying a sunny aspect, the low maintenance rear garden comprises an area of raised timber decking giving way to a paved centre piece with raised timber sleepers with slate shingled inset and facilitated by external power points, a timber framed pergola and surrounded by timber fence panelling.

Front Garden

Having an area of stone shingling with a range of shrubs and leads to the front door beneath a canopy porch with wall lighting, water point and further motion controlled base lighting.

Driveway

Having a tandem block paved driveway offering off road parking for multiple vehicles.

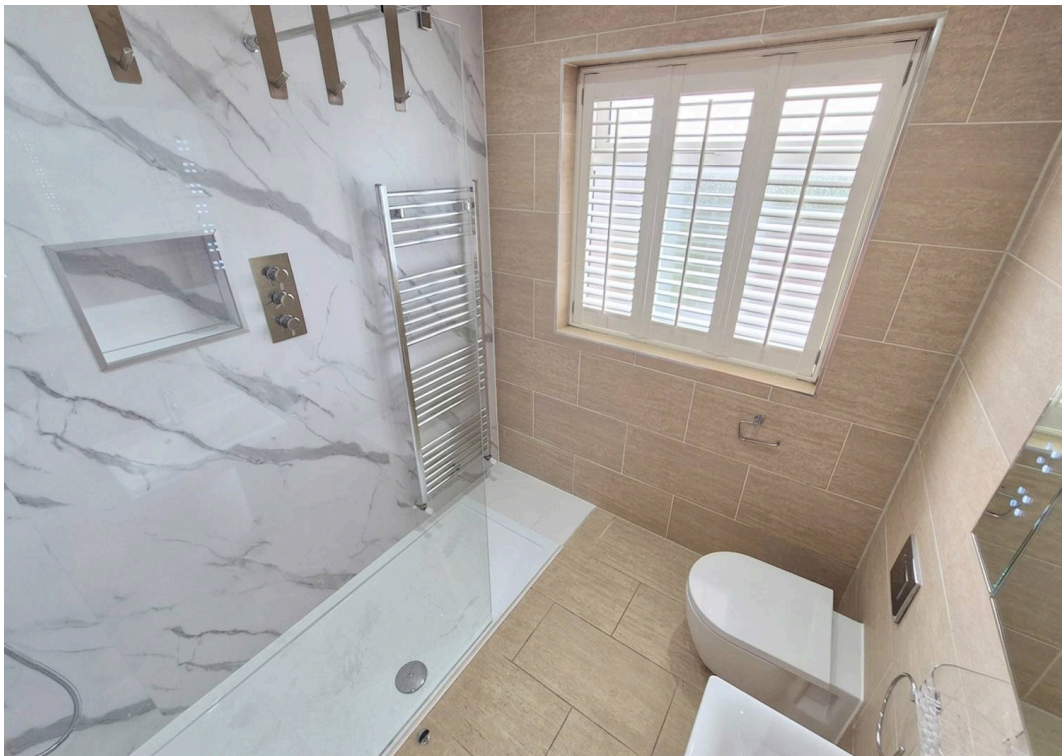
Garage

16' 5" x 8' 5" (5.00m x 2.57m)

Having an up and over front door, uPVC double glazed window to side, light, power and external wall lighting. The garage also has an attic accessible via a ceiling hatch for additional storage.



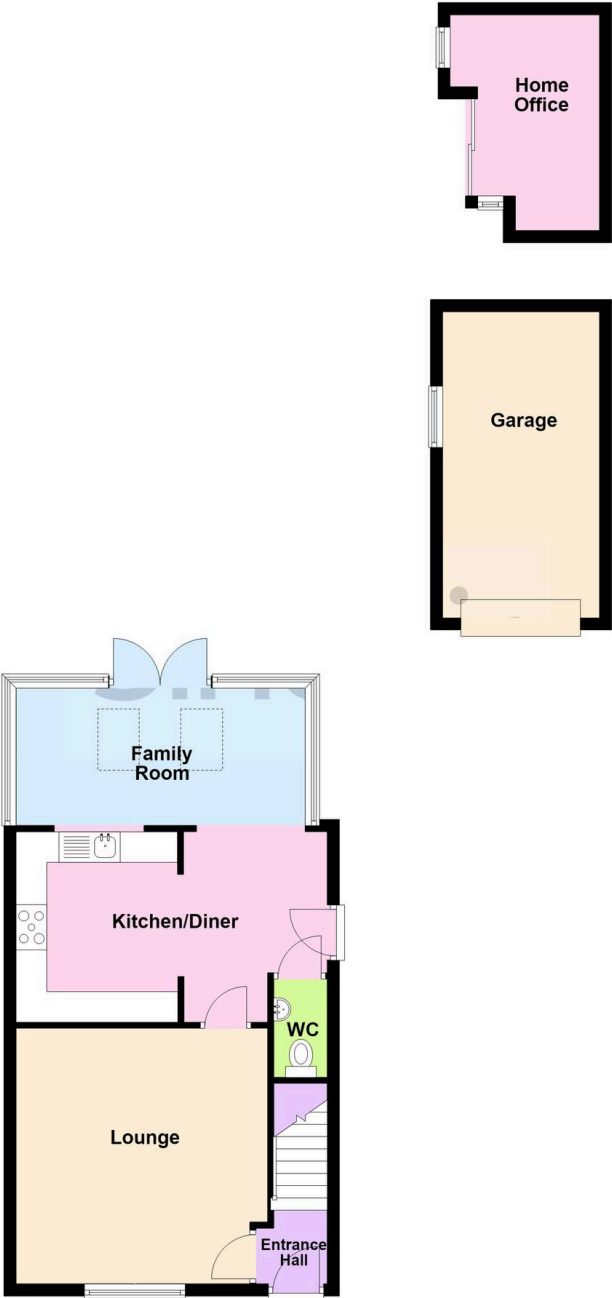




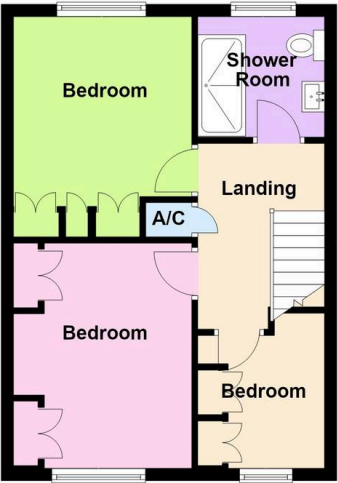




Ground Floor



First Floor





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