

**£349,950**

**12 Arlington Way, Meir Park, ST3 7WH**



- NO UPWARD CHAIN
- SPACIOUS FAMILY HOME
- POPULAR MEIR PARK LOCATION

- PRIVATE CORNER PLOT
- TWO RECEPTION ROOMS
- FOUR BEDROOMS

- THREE BATHROOMS
- LOVELY FAMILY-KITCHEN
- CONSERVATORY

**FOR SALE WITH NO UPWARD CHAIN - LOVELY FOUR BEDROOM, THREE BATHROOM DETACHED HOUSE** in the highly sought after Meir Park estate. Private corner-plot, with conservatory addition, driveway parking and integral garage. Lovely enclosed family garden to rear.

# 12 Arlington Way, Meir Park, ST3 7WH

## PORCH

uPVC door, laminate flooring.

## HALLWAY

Fitted carpet, central heating radiator, privacy door to garage.

## GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating radiator, laminate flooring.

## LOUNGE

16'1" x Bay x 11'8" (4.90m x 3.56m)

Fitted carpet, uPVC bay window, fireplace with electric fire, two central heating radiators.

## DINING ROOM

9'8" x 10'4" (2.95m x 3.15m)

Fitted carpet, central heating radiator, uPVC double glazing.

## KITCHEN

16'11" x 9'11" (5.16m x 3.02m)

Stainless steel bow sink with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob with electric double oven and extractor, integrated dishwasher. uPVC double glazing, central heating radiator, laminate flooring.

## CONSERVATORY

9'6" x 9'2" (2.90m x 2.79m)

uPVC double glazing, laminate flooring.

## FIRST FLOOR

### LANDING

Fitted carpet, store, access to loft via retractable ladder. The loft has lighting and is partially boarded.

### BEDROOM ONE

12'8" + Door opening area x 12'0" (3.86m x 3.66m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobes.

### EN-SUITE SHOWER ROOM/WC

4'3" x 4'8" (1.30m x 1.42m)

Shower cubicle, low level WC, pedestal wash hand basin, uPVC double glazing, central heating towel radiator, vinyl flooring.

### BEDROOM TWO

9'10" x 12'8" max (3.00m x 3.86m)

Fitted carpet, uPVC double glazing, central heating radiator.

### JACK & JILL EN-SUITE SHOWER ROOM/WC

4'7" x 4'3" (1.40m x 1.30m)

Shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, uPVC double glazing, vinyl flooring.

### BEDROOM THREE

9'8" x 8'9" (2.95m x 2.67m)

Fitted carpet, uPVC double glazing, central heating radiator.

### BEDROOM FOUR

9'3" x 7'11" (2.82m x 2.41m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted storage.

### BATHROOM/WC

6'10" x 5'6" (2.08m x 1.68m)

Panelled bath, pedestal wash hand basin, low level WC, uPVC double glazing, central heating radiator, vinyl flooring.

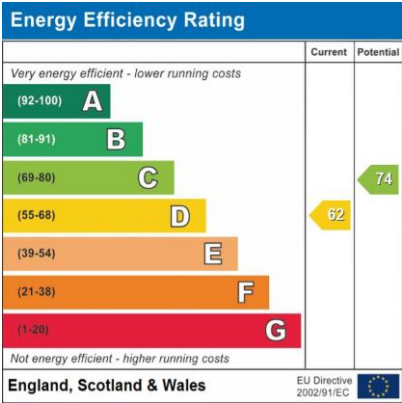
### GARAGE

18'4" x 8'0" (5.59m x 2.44m)

Electric roller shutter door. The garage gas power and lighting, stainless steel sink unit with cupboards below, working surfaces, plumbing for washing machine and the central heating boiler.

### EXTERNALLY

Front garden adjoined by a tarmac driveway leading to the integral garage. The rear garden features lawn, paved patio area, established trees to include an apple tree, shed and external cold water supply.









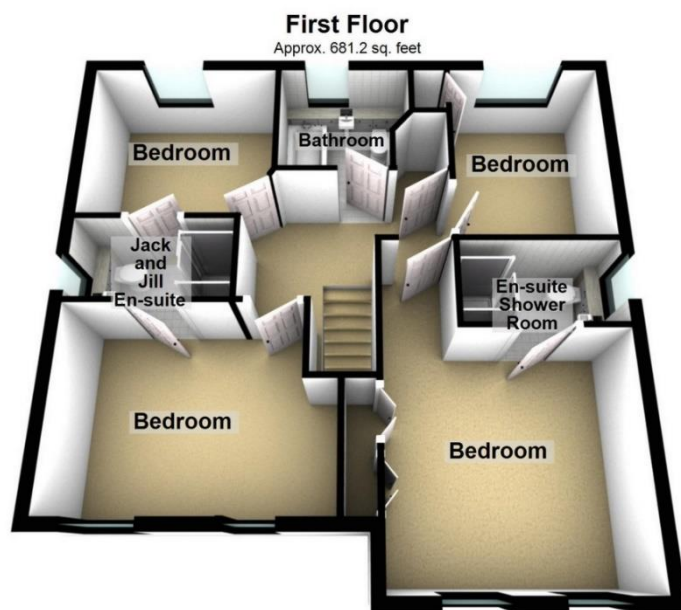
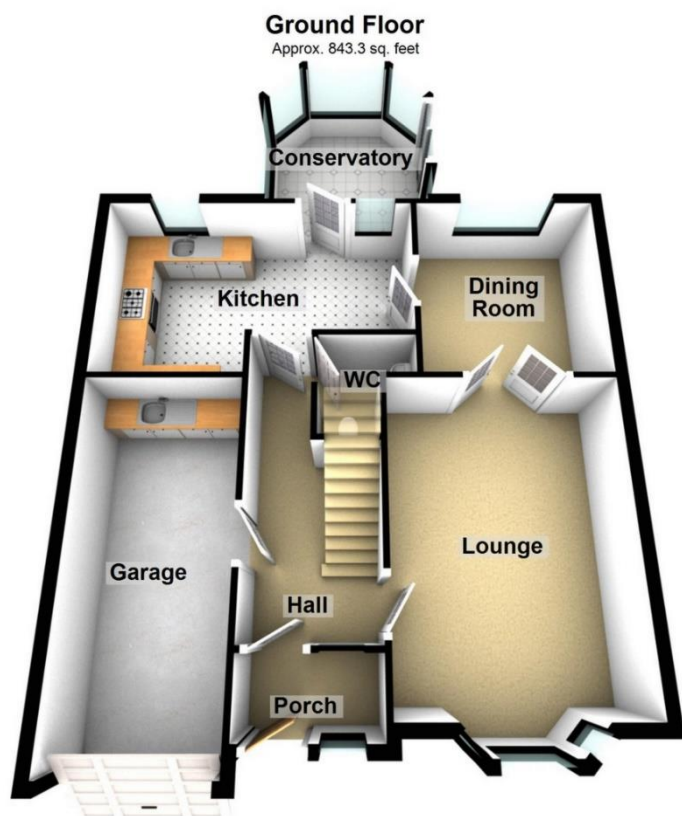












Total area: approx. 1524.5 sq. feet

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Plan produced using PlanUp.

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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