

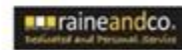
Approximate Gross Internal Area 1002 sq ft - 94 sq m

Ground Floor Area 587 sq ft - 55 sq m

First Floor Area 415 sq ft - 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Scan this QR code to check out our virtual tour for this stunning home:



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Guide Price £375,000



Extended 2/3 bedroom terraced home on Stockbreach Close, featuring a stunning custom Howdens kitchen with premium Neff appliances, open plan living space, new windows and exterior doors, boiler, flooring and radiators, plus a south west facing garden and useful ground floor bedroom/reception room.

- Flexible 2/3 Bedroom Accommodation
- Extended Terraced Home
- Stunning 2020 Howdens Kitchen
- Premium Integrated Neff Appliances
- Spacious Open Plan Living Accommodation
- New Windows And Exterior Doors
- New Combi Boiler And Upgraded Electrics
- Modern Bathroom Fitted In 2020
- South West Facing Rear Garden
- On Street Permit Parking





Ground Floor

Entrance Hall

Bright and welcoming entrance hall finished with modern lino flooring, gas radiator and bespoke understairs storage cupboards providing excellent additional storage space. Stairs rising to the first floor and doors leading to all ground floor accommodation

Reception Room / Bedroom Three

A versatile and well proportioned room currently utilised as a third bedroom, although equally suited as a separate reception room, playroom or home office. Featuring a front aspect window allowing for plenty of natural light, modern laminate flooring, gas radiator and upgraded electrical points.

Open Plan Kitchen / Dining Room

A superb open plan family space centred around the stylish Howdens kitchen installed in 2020. The kitchen has been thoughtfully designed with a range of fitted units, grey work surfaces, tiled splashbacks and quality tiled flooring, complemented by a selection of premium integrated Neff appliances including an induction hob, eye level oven and microwave, slimline dishwasher and fridge freezer. Additional features include a stainless steel extractor and sink with instant boiling water tap.

The kitchen opens seamlessly into the dining area, creating an ideal space for entertaining and family living. The dining space benefits from two rear aspect windows, large glazed double doors opening onto the garden, laminate flooring, gas radiator and housing for the modern combi boiler.

Living Room

A spacious and comfortable living area which has been opened up to create a sociable flow through to the dining area. Finished with contemporary laminate flooring, upgraded electrical points and gas radiator, this room offers an excellent everyday living and entertaining space.

First Floor

Landing

Carpeted landing with loft access to a partially boarded loft space, offering useful additional storage, and doors leading to all first floor rooms.

Bedroom One

A large principal bedroom featuring a front aspect window, fitted carpets and excellent built in storage including two wardrobes and a large additional storage cupboard. Finished with a gas radiator and offering ample space for further bedroom furniture.

Bedroom Two

A well presented second bedroom overlooking the rear garden, complete with fitted carpets, gas radiator and built in open wardrobe space.

Family Bathroom

A modern family bathroom refitted in 2020 and finished to a high standard, comprising a bath with shower attachment, contemporary wall to wall vanity sink unit with integrated WC, fully plumbed heated towel rail and partially tiled walls. Two rear aspect windows provide natural light and ventilation.

Rear Garden

The south west facing rear garden has been beautifully maintained and provides an excellent outdoor space for relaxing and entertaining. Featuring a decking area with pergola, established fruit trees, lawned areas, garden shed and rear access for bins.

Front Garden

Neatly landscaped front garden with newly laid pathway creating an attractive approach to the property.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.