



Wolfe Close

£275,000

- POTENTIAL TO EXTEND *stpp*
- SPACIOUS KITCHEN/DINNER
- DRIVEWAY TO FRONT
- COUNCIL TAX BAND D
- CLOSE TO LINK ROADS LEADING TO M4 CORRIDOR
- EPC Rating: Awaited



3 1 1



About the property

MODERN FITTINGS THROUGHOUT - POTENTIAL TO EXTEND STPP - DRIVEWAY FOR MULTIPLE VEHICLES - . Briefly comprising of porch, hallway, living room, kitchen/ diner, landing, 3 bedrooms, family bathroom, driveway to front for multiple vehicles, spacious rear garden with potential to extend *stpp*

Accommodation

Entrance Hall

Wood Effect LVT flooring, power points, radiator, stairs ascending to 1st floor.

Lounge

14' 7" max x 11' 8" max (4.45m max x 3.56m max)

Wood Effect LVT Flooring, Bespoke designed Media Wall, glazed French doors to Kitchen/ Diner.

Kitchen/Dinner

18' 2" max x 11' 8" max (5.54m max x 3.56m max)

Open plan kitchen/diner with LVT tile effect flooring, ideal for entertaining guests with double patio doors to low maintenance rear garden, ideal for indoor/outdoor living, Matching wall and base units, with complimentary work tops, inset sink, drainer and mixer tap, inset gas hob, oven and cooker hood, power points, recently plastered and painted walls.



Stairs & Landing

Fitted carpet, power point, loft hatch, glazed window to side.

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Carpet, power points, radiator, Wardrobe storage, glazed to front.

Bedroom Two

10' 6" max x 10' 5" max (3.20m max x 3.17m max)

Carpet, power points, radiator, fitted wardrobes and glazed window to rear.

Bedroom Three

10' max x 7' 7" max (3.05m max x 2.31m max)

Carpet, power points, radiator and glazed window to front.

Bathroom

WC, wash hand basin, bath with shower head attachment mixer tap, generous sized separate shower cubicle, porcelain tiled walls, LVT tile effect flooring, towel radiator, glazed window to rear.

Front Garden

Larger than average driveway for multiple vehicles, low maintenance front laid with artificial grass and "rainbow" stone path. You could potentially convert the front garden into additional parking *stpp*. Side access to the rear.

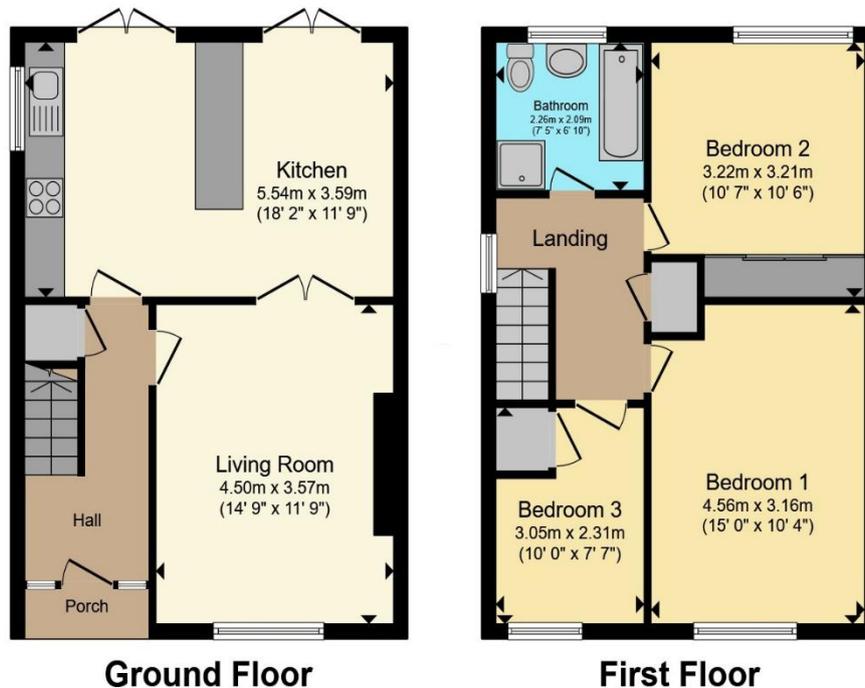
Rear Garden

A low maintenance and enclosed rear garden with fencing, mainly laid with artificial grass, palm tree to remain, larger than average plot to side and rear with potential to extend *stpp*. Side access to front.

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Floorplan



Total floor area 90.7 m² (977 sq.ft.) approx

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