





**Offers in Excess of
£585,000**

Situated in a sought after tucked away location within easy reach of local amenities and popular schools, this extended three bedroom detached family home offers generous accommodation, comprising generous lounge overlooking the south-facing, landscaped rear garden, separate dining room, modern kitchen & family bathroom and a downstairs WC. The property also benefits from driveway parking, a garage and a fully insulated garden office.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Radiator, wood effect flooring, doors to WC and dining room.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, radiator, wood effect flooring.

DINING ROOM

Double glazed window to front aspect. Radiator, stairs rising to first floor, under stairs storage cupboard, door to lounge.

LOUNGE

Double glazed sliding doors to rear, double glazed window to side aspect, part glazed door to kitchen. Two radiators, gas feature fireplace.

KITCHEN

Double glazed windows to side and rear aspects, double glazed frosted door to rear. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, one and a half bowl composite sink unit with mixer tap and drainer, space for: cooker, washing machine, dishwasher, tumble dryer and fridge freezer; integrated microwave, extractor hood, wood effect flooring, tiled splashbacks, storage cupboard housing gas combi boiler, pantry, two radiators.

LANDING

Double glazed window to side aspect. Access to part boarded loft space via ladder, airing cupboard with radiator, doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator, a range of built-in wardrobes and dresser.

BEDROOM TWO

Double glazed window to rear aspect, range of built in wardrobes. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, built-in storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with shower over, heated towel rail, tiled walls.

OUTSIDE

GARAGE/PARKING

Block paved driveway parking. Garage with up and over door.

FRONT GARDEN

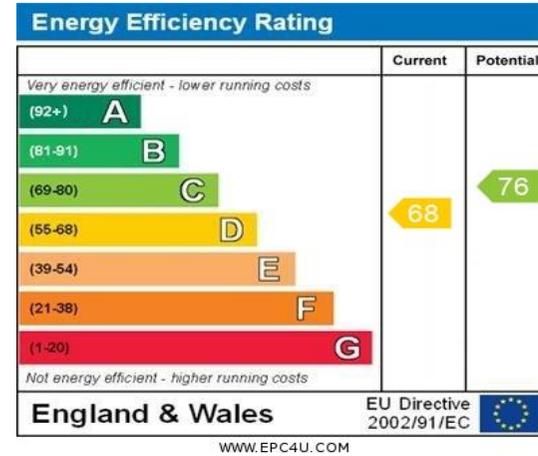
Mainly laid to lawn with path to front door, mature flower and shrub borders, outside light, side access to rear garden.

REAR GARDEN

Rear garden with patio and lawn areas, mature flower and shrub beds, path to rear, timber storage shed, outside tap and light, passage to side.

GARDEN OFFICE

Insulated outbuilding with power and light, fitted desk and storage units, internet point, double glazed window and wood effect flooring.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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