



## Paige House Nicholls

£325,000

- Low Maintenance Graden
- Off Road Parking
- Two Attic Rooms
- Central Location
- EPC Rating: Awaited



3 2 2



## About the property

Detached property of individual design located within easy access of local amenities. Entrance hallway with tiled floor, stairs to the first floor and access to the utility room, cloakroom, kitchen and via double doors to the lounge. The kitchen is fitted with a range of wall and base units with worktops over, oven, hob and extractor. There is also space for a fridge freezer and space for a washing machine. There is a tiled floor, window to the front and french doors to the rear garden. The lounge is at the rear of the property and has a fitted carpet and french doors leading into the garden. On the first floor there are three bedrooms ( ensuite shower room to the master bedroom ) plus the family bathroom. Off the landing a staircase takes you to the second floor where is a study with skylight and a playroom. Externally there is a brick paved area providing off road parking and a lawn at the front of the property with decorative chipping's to the side. There is a garden to the rear of the property laid to decorative patio. Viewing recommended.



## Accommodation

### **Kitchen /Diner**

15' 10" x 11' 11" ( 4.83m x 3.63m )

### **Lounge**

12' 9" x 12' ( 3.89m x 3.66m )

### **Bedroom One**

12' 7" x 12' 3" ( 3.84m x 3.73m )

### **Bedroom Two**

12' 4" x 7' 5" ( 3.76m x 2.26m )

### **Bedroom Three**

8' x 7' 11" ( 2.44m x 2.41m )

### **Attic Room**

13' 6" x 6' 11" ( 4.11m x 2.11m )

### **Attic Room**

13' x 9' 5" ( 3.96m x 2.87m )

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## Floorplan



Total floor area 117.7 m<sup>2</sup> (1,266 sq.ft.) approx

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