



## Gibbons Way offers in the region of £175,000

- Garage
- Off Road Parking
- Generous Sized Accommodation
- Four Piece Bathroom
- Viewing Recommended
- EPC Rating: D



 3  2  1



## About the property

This three-bedroom home on Gibbons Way, North Cornelly, presents an excellent opportunity for buyers seeking a well-located property with versatile living space. Situated in a popular residential area, it offers convenient access to local schools, shops, and transport links, making it a practical choice for families and commuters alike.

The interior features a spacious lounge and a kitchen designed to accommodate everyday living, with three well-sized bedrooms upstairs providing flexibility for family use, guest accommodation, or a home office. A bathroom completes the upper floor, ensuring functionality for modern lifestyles.

Outside, the property benefits from a private rear garden, ideal for relaxation or entertaining. To the front, a driveway provides off-road parking and leads to a garage, adding valuable storage and convenience.

With its combination of location, space, and practical features, this property on Gibbons Way is perfectly suited to those looking for a home that balances comfort with accessibility.



## Accommodation

**Entrance Hall**

**Lounge**

14' 4" x 11' 8" ( 4.37m x 3.56m )

**Kitchen**

13' x 11' 8" ( 3.96m x 3.56m )

**Ground Floor Wc**

**First Floor**

**Bedroom One**

13' x 11' 7" ( 3.96m x 3.53m )

**Bedroom Two**

14' 4" x 11' 8" ( 4.37m x 3.56m )

**Bedroom Three**

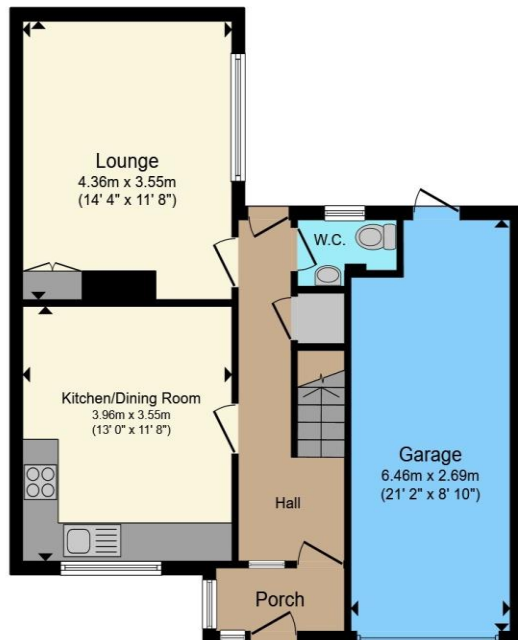
8' 10" x 7' 8" ( 2.69m x 2.34m )

**Bathroom**

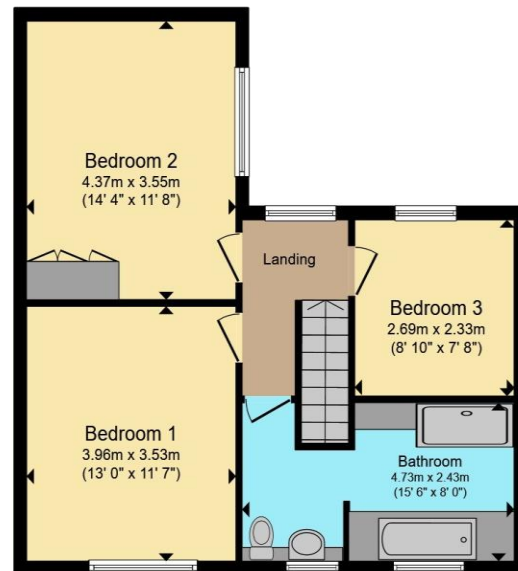
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## Floorplan



**Ground Floor**



**First Floor**

Total floor area 115.5 m<sup>2</sup> (1,243 sq.ft.) approx

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