





£350,000

Situated on the popular Poets Estate is this three-bedroom semi-detached family home. The property comprises lounge/ diner, extended kitchen, a study and a family shower-room. Externally you have a south facing rear garden with further benefits providing off road parking in front of the garage.

Property Description

ENTRANCE

UPVC door to:

ENTRANCE HALL

Stairs rising to first floor, storage cupboard, radiator, door to lounge.

LOUNGE AREA

Double glazed window to front aspect. Radiator, open to dining area.

DINING AREA

Door to study, open to kitchen, radiator.

STUDY

Double glazed door to rear garden, radiator.

KITCHEN

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and base units with square edge work surface over, space for: fridge freezer, dishwasher and washing machine; integrated five-ring gas hob with extractor fan, double oven, heated towel rail, one and a half bowl stainless steel sink with mixer tap.

LANDING

Double glazed window to side aspect. Doors to bedrooms and shower room, loft access.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, shower cubicle with power shower, heated towel rail, part tiled.

OUTSIDE

GARAGE

Garage with barn style double doors, power and light, outside tap, courtesy door to garden.

FRONT GARDEN

Off-road parking, slate area.

REAR GARDEN

South facing rear garden that is mainly laid to lawn with patio area, shrub/flower borders, enclosed by wooden fence panelling.

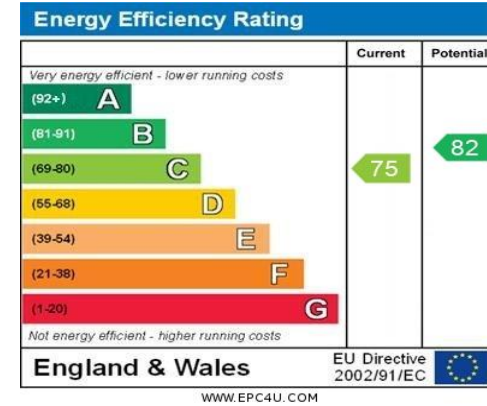
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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