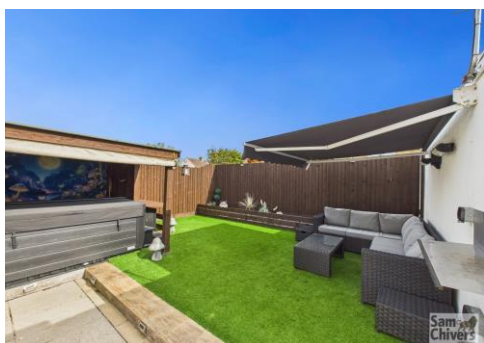




- An impressive, detached house situated on a popular development
- Feature open place ground floor accommodation with lounge, dining room & kitchen
- Separate utility room and handy ground floor cloakroom, gas central heating
- Three bedrooms and attractive family bathroom with shower and bath
- Extensive private drive to front sweeping to side on to garage
- Secure and very private maintenance free garden to rear



"An extended detached house situated on the popular and well-established residential development of Waterford Park".

The accommodation comprises a handy entrance porch opening into a feature open plan ground floor with large picture window to front bringing lots of natural light. Feature fireplace to lounge area, ample space for a dining table and a good range of units with fitted eye level oven and inset gas hob. From the kitchen there are patio doors opening directly onto the garden. There is a separate utility room with door to rear and cloakroom. On the first floor are three bedrooms and an attractive family bathroom. Gas central heating and double glazing.

Outside to front is an expansive private drive sweeping to the side with a five bar gate leading on to the garage with remote electric door, power and lighting. The rear garden is very secure and private with artificial lawn, paved patio and slate border. A timber gazebo currently houses a hot tub which is available by negotiation.

The property enjoys a level walk to local shop, doctors surgery, pharmacy, regular public transport, primary and secondary school.

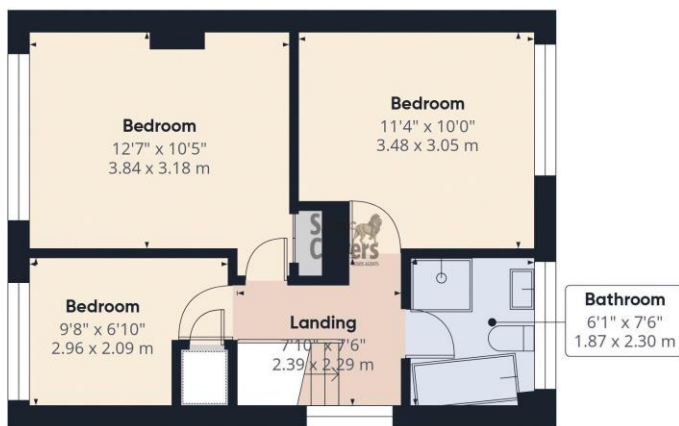
**Tenure:** Freehold. **Council Tax Band:** D.



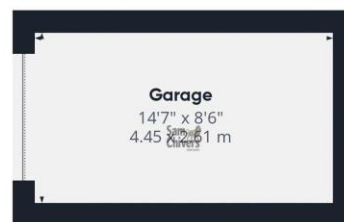




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1096 ft<sup>2</sup>  
101.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.