



GROUND FLOOR
706 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.5 sq.m.) approx.

While 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/2018

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32 Edgefield Grove

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Price: £390,000

DESCRIPTION

Situated in a quiet cul-de-sac, this well presented three bedroom link detached home offers spacious and flexible accommodation, making it an ideal choice for families or those looking for a comfortable home with excellent local amenities close by. The ground floor features a welcoming lounge with doors opening into the dining room, which in turn leads through to a bright and versatile conservatory overlooking the rear garden. The kitchen is complemented by a separate utility room, with convenient access through to the garage. Upstairs, there are two double bedrooms and a single bedroom, bedroom one benefiting from a built in wardrobe and en-suite shower room. There's also a modern wet room, completing the first floor. Outside, the property enjoys a pleasant rear garden with useful side access, while the front provides off road parking and access to the garage. Ideally positioned within easy walking distance of local shops, bus routes, a nearby school and a pub! this attractive home combines generous living space with a convenient location.

ACCOMMODATION

ENTRANCE PORCH & WC

LOUNGE 17' 3" x 12' 7" (5.25m x 3.83m)

DINING ROOM 9' 5" x 8' 5" (2.87m x 2.56m)

CONSERVATORY 10' 9" x 9' 0" (3.27m x 2.74m)

KITCHEN 9' 5" x 8' 1" (2.87m x 2.46m)

UTILITY ROOM 7' 9" x 7' 2" (2.36m x 2.18m)

FIRST FLOOR



BEDROOM 1 11' 0" x 8' 6" (3.35m x 2.59m) - Built in wardrobes.

EN-SUITE 8' 0" x 3' 4" (2.44m x 1.02m)

BEDROOM 2 9' 2" x 8' 3" (2.79m x 2.51m)

BEDROOM 3 8' 5" x 6' 5" narrowing to 4'5" (2.56m x 1.95m)

WET ROOM

OUTSIDE

REAR GARDEN

GARAGE 18' 5" x 8' 2" (5.61m x 2.49m)

DRIVEWAY

