





Property Description

Situated on a generous corner plot, this delightful 3-bedroom semi-detached property offers an exceptional opportunity for families looking to grow. Boasting two good-sized reception rooms, a modern kitchen, and the added convenience of a separate WC in addition to the family bathroom, this home is ready for you to move straight in. The property also benefits from a garage, utility room, and ample off-road parking.

What truly sets this home apart is the existing planning permission for a two-storey side extension, providing incredible scope to significantly enlarge and enhance the living space to suit your needs. Outside, you'll find a lovely rear garden, perfect for relaxing and entertaining. Don't miss out on the chance to make this house your dream home!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Corner plot, slabbed driveway with lawned garden either side, shrub surround. Driveway leads to wooden gates to the side of the property allowing further private off-road parking. Wood structure double wood garage. UPVC front porch door.

Porch

Obscure glazed composite front door with double glazed window either side.

Hallway

Stairs to first floor with storage underneath, central heating radiator. All doors off to

Living Room

15' 3" into bay x 12' 2" into recess (4.65m into bay x 3.71m into recess)
Double glazed bay window to front aspect. gas fireplace with stone hearth and wooden

surround, central heating radiator. Double doors leading to

Dining Room

14' 8" into bay x 11' 6" into recess (4.47m into bay x 3.51m into recess)
Double glazed bay incorporating French doors leading to garden, with double glazed windows either side. gas fireplace with stone hearth and wooden surround. Central heating radiator.

Kitchen

.8' 7" x 8' 3" (2.62m x 2.51m)
Double glazed window to rear aspect. High gloss units above and below with marble effect laminate work-surfaces incorporating stainless steel sink and drainer unit with mixer taps. Tiled to splash prone areas. Space for a cooker, breakfast bar wall mounted Vaillant boiler, central heating radiator. Obscure UPVC double glazed door leading out to the garage and utility room.

Garage /Utility Area

27' 9" x 5' 6" (8.46m x 1.68m)
Double wood doors to front. Plumbing for washing machine, space for appliances. fitted wall and base units with a laminate work-surface over, two double glazed windows to the side aspect and one double glazed window to the rear, brick built storage and door leading out to the rear garden

Landing

Obscure window to the side aspect, loft access, all doors off to

Bedroom One

15' 5" into bay x 11' 8" (4.70m into bay x 3.56m)
Double glazed bay window to the front aspect, central heating radiator and fitted wardrobes and storage.

Bedroom Two

14' 9" into bay x 10' 6" (4.50m into bay x 3.20m)
Double glazed bay window to the rear aspect,

central heating radiator and fitted wardrobes and storage

Bedroom Three

9' 5" into bay x 6' 9" (2.87m into bay x 2.06m)
Double glazed box bay window to the front aspect, central heating.

W.C

Obscure window to side aspect . W.C with bidet tap, hand wash basin with mixer taps, tiled to splash zone behind sink.

Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)
Obscure double-glazed windows to rear aspect, ceiling spotlights. P Shaped bath with mixer taps and shower overhead. W.C with bidet tap. Wash basin with mixer taps and vanity unit. Fully tiled to walls, heated towel rail.

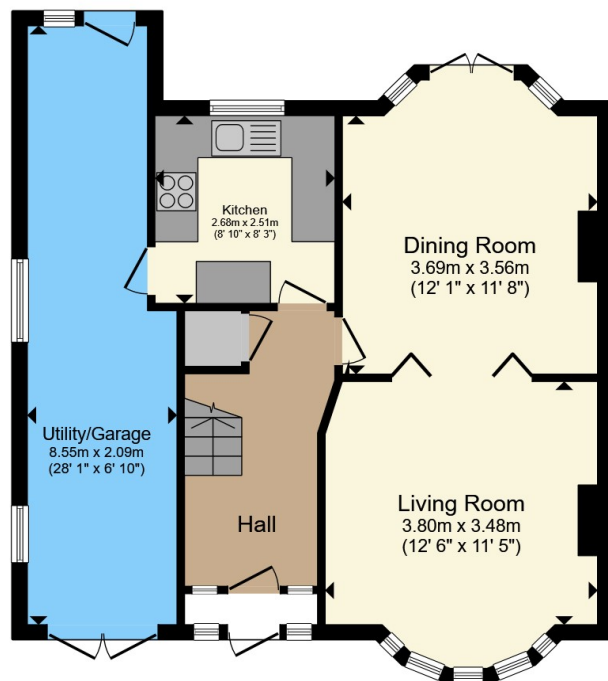
Rear Garden

Slabbed patio, laid to lawn with mature shrubs and fence surround.

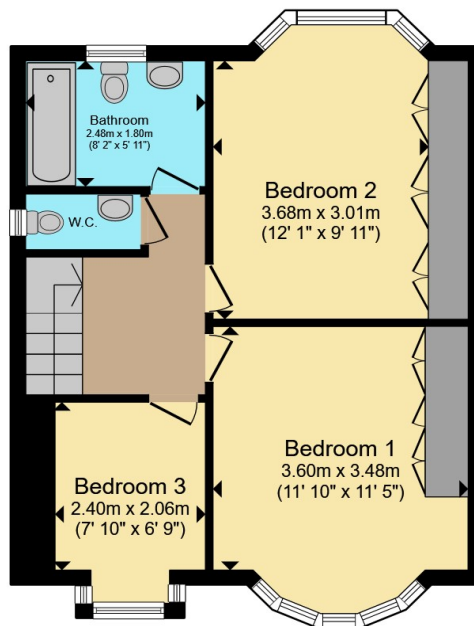
Agency Note

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Ground Floor



First Floor

Total floor area 108.2 m² (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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