





**Offers Over
£685,000**

A tastefully extended three bedroom semi detached family home which is situated in one of Trings most sought after locations and benefits include a large open plan kitchen/dining/sitting room with vaulted ceiling, two further reception rooms, refitted family bathroom and additional downstairs shower room and driveway parking.

Property Description

ENTRANCE PORCH

Double glazed window to side aspect. Door to shower room, radiator, door to:

ENTRANCE HALL

Double glazed window to side aspect. Under stairs storage cupboard, radiator, doors to kitchen, dining room, shower room and family room.

SHOWER ROOM

Double glazed frosted window to front aspect. Low level w.c, tiled shower cubicle, wash hand basin, heated towel rail.

FAMILY ROOM

Double glazed bay window to front aspect. Sliding door to snug, built in storage, radiator.

SNUG

Double doors to sitting room, radiator.

KITCHEN/DINING

Double glazed window to front aspect. Refitted wall mounted and floor standing units with work surface over, one and half bowl sink with mixer tap, integrated dish washer, space for range cooker with extractor fan over, storage cupboard, plumbing for washing machine and space for tumble dryer, space for a fridge freezer. Breakfast bar, under floor heating, opening to dining area, bifold door to rear, opening to sitting room.

SITTING ROOM

Double glazed bifold door to rear. Under floor heating, door to playroom.

LANDING

Double glazed velux window to front.

BEDROOM ONE

Double glazed window to rear. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with shower attachment over, low level w.c, his and hers sinks with mixer tap, heated towel rail.

PARKING

Hardstanding for 2 cars.

FRONT GARDEN


Mainly laid to lawn, flower and shrub beds.

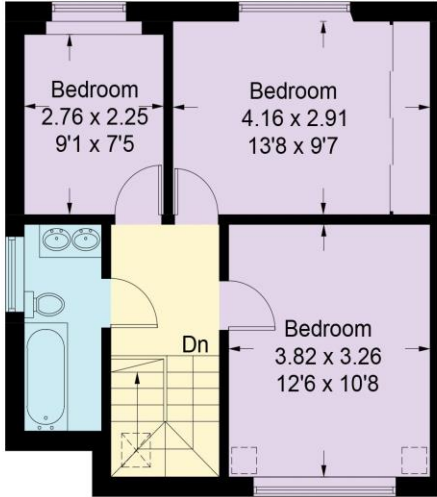
REAR GARDEN

Mainly laid to lawn. Raised patio area, gated side access, summer house all enclosed by a panelled fence, timber storage shed with power.



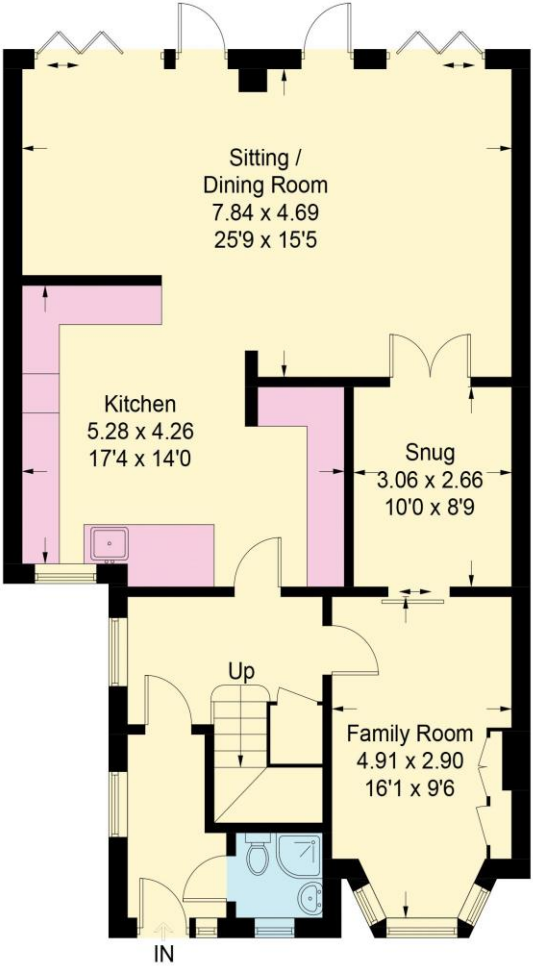
New Mill Road

 = Reduced headroom below 1.5m / 5'0



Approximate Total Area
1481 sq ft / 137.6 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1307306)



Ground Floor

First Floor

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents