



**7 Cookson Close, Telford, TF2 8SZ**  
**Price £339,995**

We are excited to offer this larger than average four bedroom detached house which occupies a great location within this established area of Muxton. Key benefits include a large kitchen diner, two additional reception rooms, four generous bedrooms and an integral garage.

## **Hallway**

Entering through a black UPVC doorway into a hallway with wooden flooring and giving access to all ground floor accommodation and staircase, with under stairs storage.

## **WC**

Wooden flooring continues through, white low level flush WC and sink with tiled splashback.

## **Lounge**

Generous sized living room with large bay UPVC window overlooking the front of the property, cream carpeted, two radiators, white wood effect double doors through to the dining room.

## **Kitchen Diner**

Modern cream high gloss wall and base units covered by laminate wood effect countertops, integrated NEFF double oven and hob with overhead extractor, garden facing window over integrated one and a half sink and drainer, plumbing for further appliances, tiled floor dining area with French doors to rear garden and patio.

## **Utility**

Gloss units and countertops to match the kitchen, integrated appliances with plumbing for additional appliances, access to the garden via side door.

## **Dining Room**

Cozy room off the lounge with views to the back garden through a large UPVC window.

## **Landing**

Spacious area leading to all bedrooms and family bathroom, airing cupboard and loft access.

## **Master Bedroom**

A front elevation, high-ceilinged double room with en-suite, UPVC window, radiator.

## **En-Suite**

White low level flush WC and sink, tiled shower cubicle with chrome shower, radiator and window.

## **Bedroom Two**

Good size double room, front facing UPVC window, radiator.

## **Bedroom Three**

Rear elevation double room with large UPVC window, radiator.

## **Bedroom Four**

Rear elevation single room, UPVC window, radiator.

## **Bathroom**

Generous size bathroom with partially tiled walls and laminate flooring, white low level flush WC, sink and bath.

## **Garden**

Enclosed rear garden with patio area, small grass area at the front.

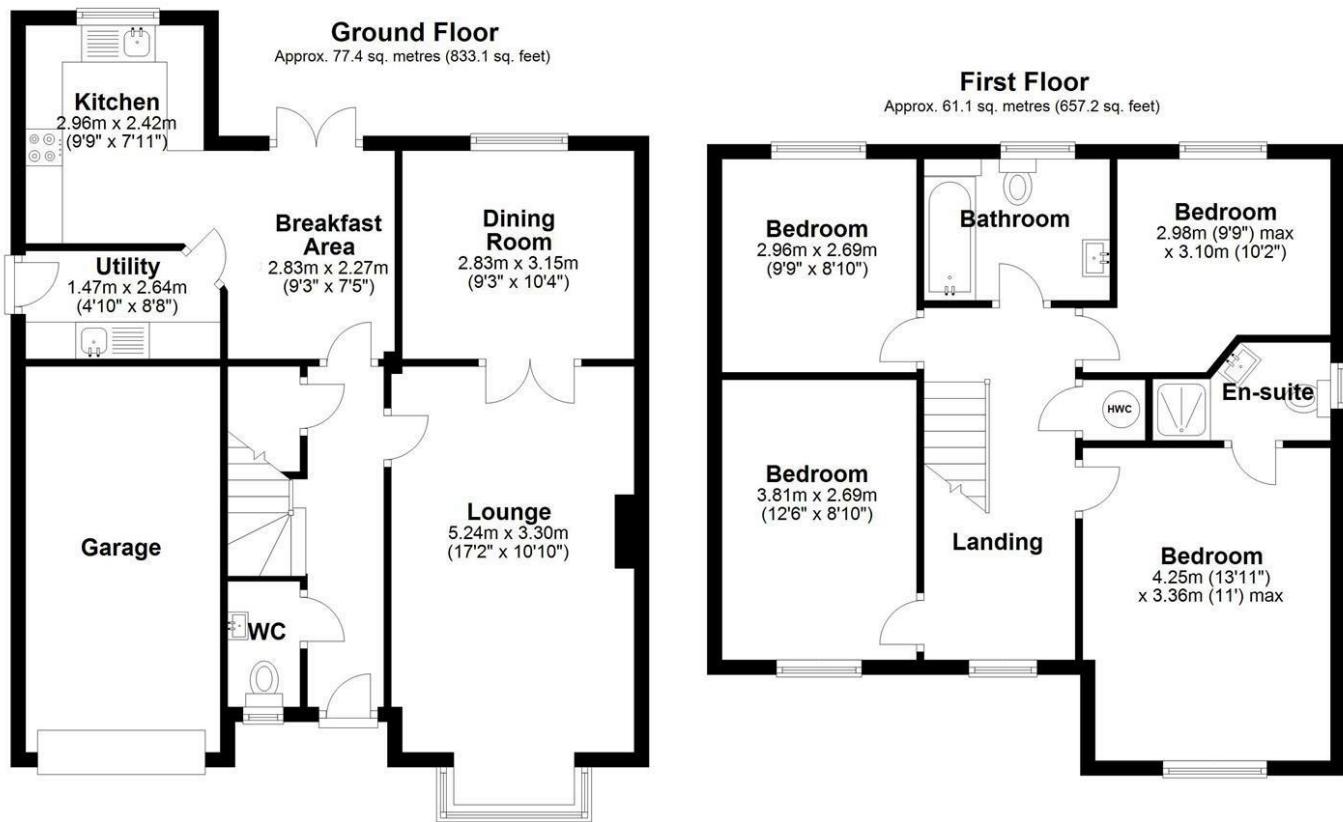
## **Driveway**

Paved driveway with space for two cars.

## **Garage**

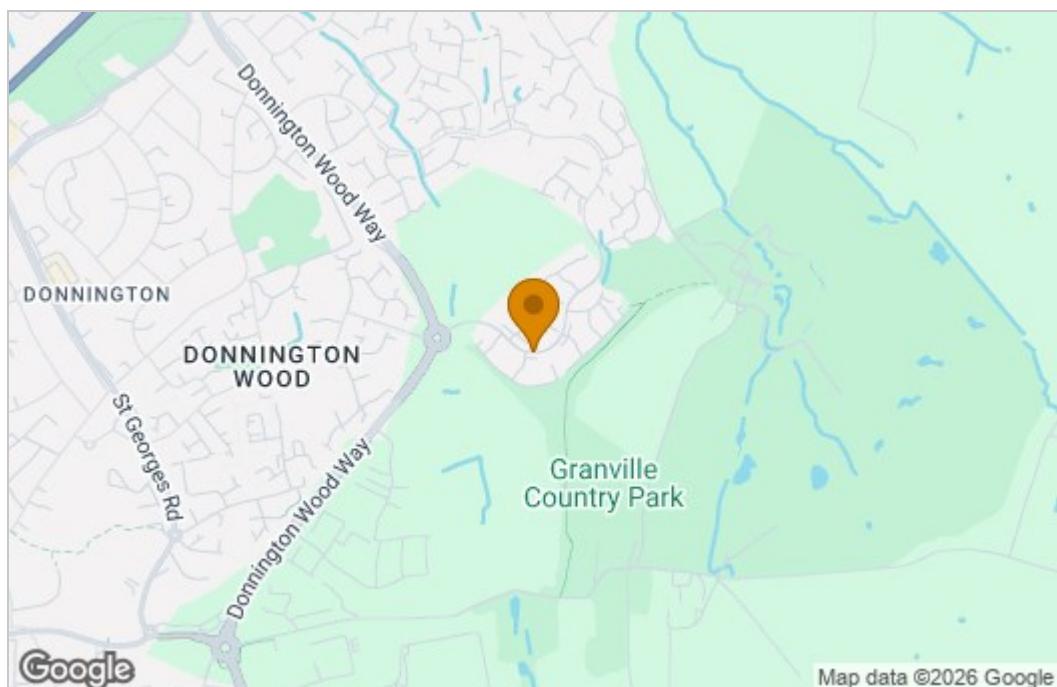
Single garage with plenty of storage inside.

## Floor Plan

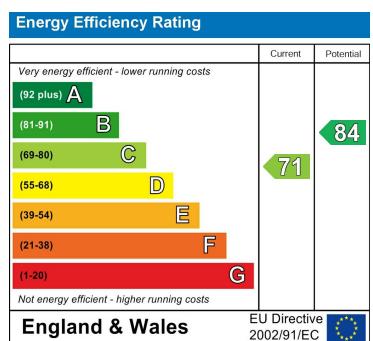


Total area: approx. 138.5 sq. metres (1490.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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