



## Dixon Drive, Stoneygate

£375,000 Freehold

Spacious three-bedroom semi-detached home in Stoneygate featuring extended living space, a double garage to the rear, and a practical layout, ideally positioned for Queens Road and the city centre.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





**Entrance Porch**

With internal door to entrance hall.

**Entrance Hall**

With a secondary double-glazed leaded window to the side and a radiator.

**Ground Floor WC**

4' 1" x 2' 11" (1.25m x 0.88m)

with a low-level WC and a wash hand basin.

**Reception Room One**

14' 8" x 11' 6" (4.48m x 3.50m)

with a double-glazed bay window to the front elevation and radiator.

**Extended Reception Room Two**

22' 3" x 11' 6" (6.77m x 3.51m)

with patio doors to the rear garden, picture rail, and two radiators.



### **Extended Kitchen**

22' 0" x 7' 2" (6.71m x 2.18m)

with double-glazed windows to the rear and side, stainless steel sink, electric cooker point, and plumbing for a washing machine and dishwasher.

### **First Floor Landing**

With a secondary double-glazed window to the side elevation.

### **Bedroom One**

14' 9" x 11' 6" (4.50m x 3.50m)

with a double-glazed bay window to the front and a radiator.

### **Bedroom Two**

14' 1" x 11' 10" (4.30m x 3.60m)

with double-glazed windows to the rear, loft access, and a radiator.

### **Bedroom Three**

8' 8" x 6' 10" (2.63m x 2.08m)

with a double-glazed window to the front and a radiator.

### **Bathroom**

6' 11" x 5' 5" (2.10m x 1.66m)

with an electric shower over the bath, a mixer tap with a shower attachment, a pedestal wash hand basin, and a radiator.

### **WC**

3' 9" x 2' 6" (1.15m x 0.76m)

with a double-glazed window to the side, WC and radiator.

### **Front Garden**

Walled front garden with gated access to a paved path.

### **Rear Garden**

Paved rear garden with doors leading to the double garage.

### **Double Garage**

A double garage measuring 6.34m x 6.02m. Accessed via Oakfield Road to the rear; includes two up-and-over doors to the front elevation with power and lighting.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.