



## Lave Way, £410,000

- 3 BEDROOM DETACHED FAMILY HOME
- DRIVEWAY AND GARGE
- LARGE ENCLOSED GARDEN
- MODERN PROPERTY
- WELL PRESENTED
- CLOSE TO AMENITIES AND SCHOOLS
- EPC Rating: B
- Council Tax: F



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  2
  1





## About the property

We are delighted to offer for sale this well presented and spacious 3 Bedroom Detached property designed with the family unit in mind. The property boasts 3 good sized bedrooms with a master ensuite, an extended modern kitchen diner with integrated appliances, spacious living room and modern family bathroom. The property sits on a private plot with enclosed garden to the rear, a spacious driveway and garage providing plenty of parking for the family.

Located in a popular development near to local amenities, shops and transport links. This is NOT TO BE MISSED. Call today to arrange your viewing!!







## Accommodation

### Kitchen Dining Room

12' 9" x 12' 6" ( 3.89m x 3.81m )

### Family Room

12' 8" x 12' 7" ( 3.86m x 3.84m )

### Lounge

17' 9" x 11' 11" ( 5.41m x 3.63m )

### Utility

5' 11" x 5' 11" ( 1.80m x 1.80m )

### Bedroom 1

16' 1" x 12' ( 4.90m x 3.66m )

### Ensuite

9' 2" x 8' 9" ( 2.79m x 2.67m )

### Dressing Room

8' 4" x 5' 4" ( 2.54m x 1.63m )

### Bedroom 2

13' 7" x 9' 2" ( 4.14m x 2.79m )

### Bedroom 3

11' 3" x 9' 5" ( 3.43m x 2.87m )

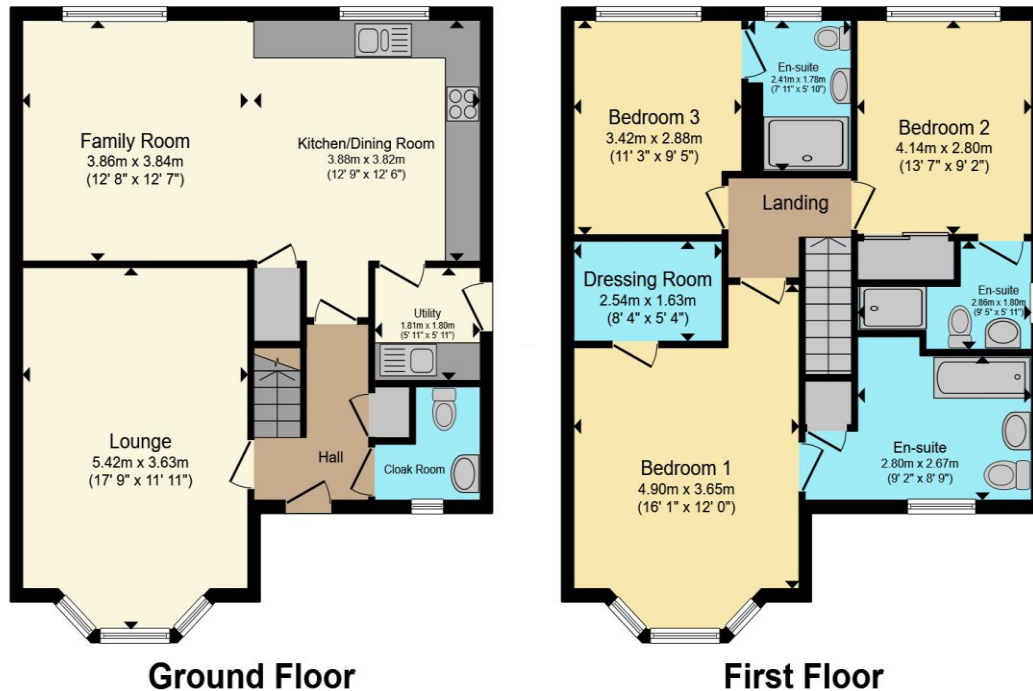
### Ensuite

7' 11" x 5' 10" ( 2.41m x 1.78m )

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## Floorplan



Total floor area 133.3 m<sup>2</sup> (1,435 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](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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