

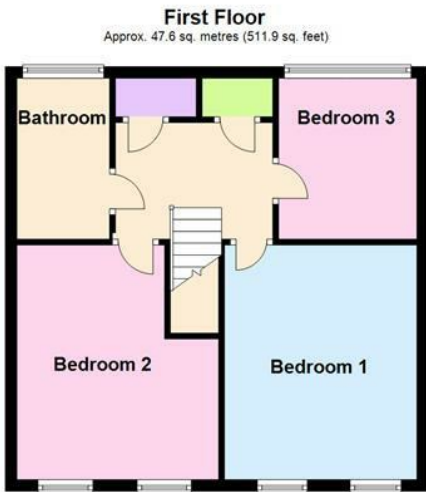
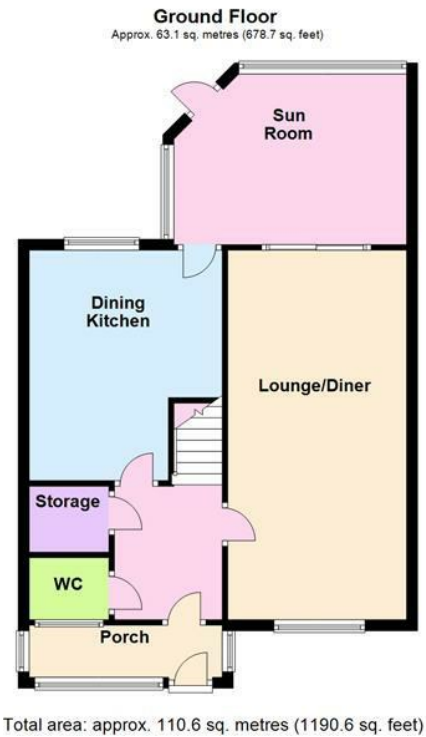
FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Lounge Diner
21'04 x 10'05 (6.50m x 3.18m)
- Dining Kitchen
13'08 x 10'10 (4.17m x 3.30m)
- Downstairs Cloakroom
- Sun Room
10'01 x 13'09 (3.07m x 4.19m)

- Landing
- Bedroom One
13'7 x 10'05 (4.14m x 3.18m)
- Bedroom Two
13' x 10'10 (3.96m x 3.30m)

- Bedroom Three
8'07 x 7'06 (2.62m x 2.29m)
- Bathroom
8'01 x 4'05 (2.46m x 1.35m)

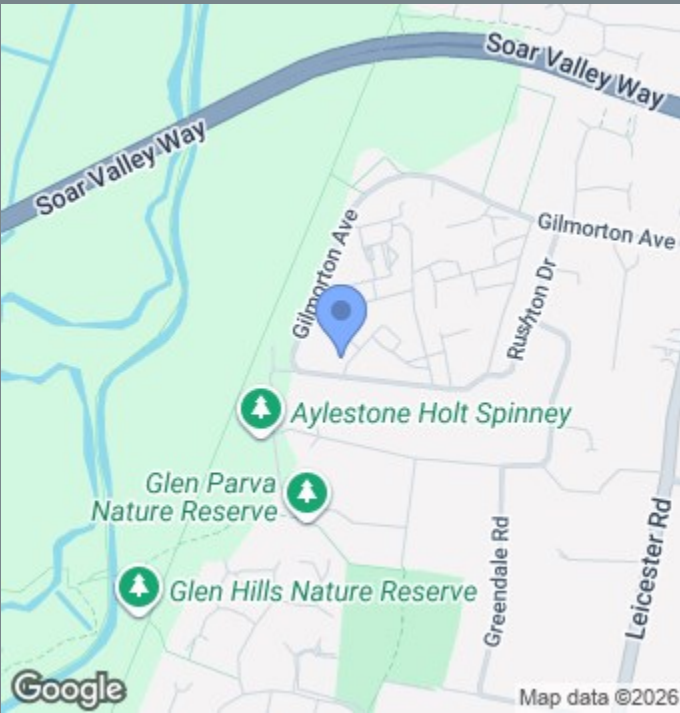


OVERVIEW

- Deceptively Spacious Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Sun Room
- Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Enclosed Garden
- EER Rating - tbc, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Nestled amidst green spaces and parks, Glen Parva offers a peaceful retreat from the hustle and bustle of city life while remaining well-connected to urban conveniences. Residents enjoy easy access to local shops, supermarkets, and eateries, ensuring everyday needs are met within close proximity. The area is characterised by its family-friendly environment, with excellent schools and recreational facilities nearby. Picturesque walking paths and nature trails provide opportunities for outdoor exploration and leisure activities, making Glen Parva an ideal location for nature enthusiasts and active individuals alike.



THE INSIDE STORY

Welcome to this charming end townhouse, nestled in a cul-de-sac location that offers the perfect blend of privacy and community living. As you approach, the generous porch extends a warm invitation, setting the stage for the delightful journey that awaits within. Upon entering, the entrance hall greets you with a sense of welcome and space, leading seamlessly into the heart of the home. The lounge diner is a versatile and inviting space, bathed in natural light and offering ample room for both relaxation and entertaining. The dining area flows effortlessly into the dining kitchen, creating an ideal layout for family meals and gatherings. The kitchen, with its thoughtful design, is a true hub of the home. It opens into the sunroom, a bright and airy retreat that's perfect for enjoying your morning coffee or unwinding with a good book. The downstairs cloakroom adds an extra touch of convenience to everyday living. Upstairs, the three bedrooms offer a peaceful retreat, each with its own unique charm and a sense of cosiness. The family bathroom, featuring a corner bath, provides a luxurious space for relaxation and rejuvenation. Outside, the driveway offers convenient off-street parking, while the cottage-style rear garden is a true haven. With its array of flowers, shrubs, and seating areas, it's the perfect place for outdoor dining or simply enjoying the tranquility of your surroundings.

