



Bretton Gardens, Cochrane Park
£240,000

**JACK
HARRISON
ESTATES**

A BEAUTIFULLY PRESENTED AND TASTEFULLY EXTENDED 2 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE BRETTON GARDENS, COCHRANE PARK.

Boasting a stunning unoverlooked, west facing garden to the rear, the house also boasts exceptionally well appointed internal accommodation.

Briefly comprising: Entrance porch, entrance hall, lounge, dining room, conservatory, a stunning fitted kitchen and ground floor WC.

To the first floor, there are 2 double bedrooms, a bathroom and separate WC.

Additional benefits include gas central heating and double glazing.

Externally, there is a double driveway to the front, a mature west facing garden to the rear and an attached garage.

Entrance porch: Double glazed entrance door, double glazed windows to the front and side, carpet.

Entrance hall: Entrance door, staircase to the first floor, understairs cupboard, radiator and laminate floor.

WC: WC, hand basin, electric radiator.

Lounge: 12'5 into bay x 12'6: Double glazed bay window to the front, electric fire, alcoves, coving to ceiling, double radiator and laminate floor.

Dining room: 10'7 x 12'7 into alcoves: Double glazed patio doors to the conservatory, fitted gas fire, alcoves and laminate floor.

Conservatory: 9'5 x 9'2: Double glazed windows to the rear and side, laminate floor.

Kitchen: 7'6 x 14'4: Fitted with a range of wall and base units, Quartz work surfaces, sink unit, built in electric oven and induction hob, extractor hood, integrated fridge and freezer, double glazed window to the rear and double glazed door to the rear.

First floor landing: Double glazed window to the side, carpet and access to the roof space.

Bedroom 1: 13'0 x 13'4: Double glazed bay window to the front, fitted wardrobes, built in cupboard, double radiator and carpet.

Bedroom 2: 10'5 x 10'0: Double glazed window to the rear, fitted bedroom furniture, double radiator and carpet.

Bathroom: Two piece suite comprising a panelled bath with shower over and wash hand basin. Tiled walls, radiator and double glazed frosted window to the side.

WC: WC, tiled walls and double glazed frosted window to the side.

Front garden: Paved double driveway.

West facing rear garden: Laid mainly to lawn with planted borders, paved patio and fenced boundaries.

