



## Northlands, offers over £375,000

- Three Bedroom Semi Detached
- Extended
- Attic Conversion
- Immaculate Throughout
- Private Rear Garden
- Driveway Parking
- Fantastic Location
- Highly Recommended
- EPC Rating: C



 3  1  3



## About the property

Beautifully presented to a high standard, this extended three-bedroom family home offers something for everyone. Tucked away in the quiet cul-de-sac of Northlands, it boasts excellent living space throughout, including three reception rooms, a stylish modern kitchen, and a fully converted loft.





## Accommodation

### Study

11' 5" Max x 7' 6" Max ( 3.48m Max x 2.29m Max )  
**Wc**

6' 4" Max x 4' 1" Max ( 1.93m Max x 1.24m Max )  
**Lounge**

15' 2" Max x 13' 5" Max ( 4.62m Max x 4.09m Max )  
**Dining Room**

21' 10" Max x 11' 8" Max ( 6.65m Max x 3.56m Max )  
**Kitchen**

12' Max x 11' 9" Max ( 3.66m Max x 3.58m Max )  
**Utility Room**

14' Max x 11' 9" Max ( 4.27m Max x 3.58m Max )  
**Bathroom**

10' Max x 10' Max ( 3.05m Max x 3.05m Max )  
**Bedroom One**

11' Max x 9' Max ( 3.35m Max x 2.74m Max )  
**Dressing Room**

### Bedroom Two

12' Max x 9' Max ( 3.66m Max x 2.74m Max )  
**Bedroom Three**

15' Max x 11' Max ( 4.57m Max x 3.35m Max )  
**Attic Room**

10' Max x 9' Max ( 3.05m Max x 2.74m Max )  
**Garden**

### Front And Parking

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## Floorplan



Total floor area 170.2 m<sup>2</sup> (1,833 sq.ft.) approx

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