



**Connells**  
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**FOR SALE**



## Property Description

Situated in a peaceful corner of the popular Fordington area lies this three bedroom GII listed home. The property beautifully combines its character features, beams, arrowslit windows with modern design. The home comprises a spacious lounge, modern kitchen-diner and cloakroom on the ground floor. There are three well-proportioned bedrooms; the master with ensuite and family bathroom on the first floor. To the front there is a courtyard garden and allocated parking on the closes private drive.

## Ground Floor

### Entrance Hall

A double glazed front door leads into the entrance hall with a radiator, an understairs cupboard, stairs to the first floor landing and doors the lounge, the kitchen and the cloakroom.

### Lounge

22' 7" x 13' 3" ( 6.88m x 4.04m )

A door leads from the entrance hall into the spacious lounge with double glazed windows and a pair of french doors to the front aspect, a radiator, a telephone point and a television aerial socket.

### Kitchen / Dining Room

13' 5" x 15' 3" ( 4.09m x 4.65m )

A door leads from the entrance hall into the modern kitchen / dining room which is fitted with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and a gas hob with a cookerhood over, a television aerial socket, a radiator, plumbing for a washing machine, a double glazed window to the front aspect, the gas central heating boiler and with an integral dishwasher, fridge and freezer.

### Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with an airing cupboard, a radiator and doors leading to the bathroom and the three bedrooms.

### Bedroom 1

13' 3" x 15' 4" ( 4.04m x 4.67m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point, fitted wardrobes, access to the loft space and a door leading into the ensuite shower room.

### Ensuite

A door leads from bedroom 1 into the part tiled ensuite shower room with a shower cubicle, a WC, a wash hand basin, a shaver point and an extractor fan.

### Bedroom 2

9' 11" x 9' 4" ( 3.02m x 2.84m )

A door leads from the first floor landing into bedroom two with a double glazed window to the front aspect, a radiator and access to the loft space.

### Bedroom 3

10' 8" x 5' 8" ( 3.25m x 1.73m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect and a radiator.

### Bathroom

A door leads from the first floor landing into the part tiled bathroom with a bath, a WC, a wash hand basin, a radiator, a shaver point and an extractor fan.

### Outside Space

### Front Garden

A pair of double glazed front doors lead out onto the walled front garden that is laid to a lawn and a patio which allows space for pots and a table and chairs for al fresco dining.

### Parking

The property benefits from two allocated parking spaces on the private driveway which belongs to the close.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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