



Manager's Notes...

This well-presented detached family home is neatly tucked away toward the end of a small cul-de-sac in the popular Saxon Grange development off Toot lane. Built by Gleeson Homes in the 'Kilkenny' three bedroom design, the property has the benefit of the remaining NHBC warranty and being positioned on the outskirts of town, is conveniently located for access into town via Eastwood Road or Kingsway.

The accommodation has received an impressive 'B' rating for energy efficiency and briefly comprises a lovely dining kitchen with French doors to the garden, plus the lounge and cloakroom, with three double bedrooms and bathroom to the first floor.

Outside, there is a generous enclosed rear garden, driveway with EV charger and a garage with a personnel door to the rear.

- Three Bedroom Detached Family Home
- Garage and Driveway With EV Charging Point
- Well-Presented Throughout
- Built In The 'Kilkenny' Design By Gleeson Homes
- uPVC Double Glazing and Gas Central Heating
- Cul-de-Sac Location
- Enclosed Rear Garden
- Tenure: Freehold.
- EPC Rating - "B" 83.
- Council Tax Band 'C'







A composite front door opens into the: **Entrance Hall** - which has a window to the side aspect with fitted blind and door through to the:

Cloakroom - Having a window to the side aspect, radiator, low flush WC and wash basin.

Lounge 4.45m x 4.44m - With window to the front aspect with fitted blind and a staircase rising to the first floor accommodation with under stairs storage cupboard. There is oak coloured wood laminate flooring and a radiator.

Kitchen 4.43m x 2.89m - Window and French doors to the rear garden. The kitchen comprises a range of wood-grain effect work surfaces, with modern, shaker style drawer and cupboard units at both base and eye level. Integrated appliances include an electric fan oven with gas hob above and a stainless steel extractor fan over. There is space and plumbing beneath the work surfaces for both washing machine and tumble dryer/dishwasher. A single drainer stainless steel sink has a mixer tap over, there is a radiator and ample space for dining table.

First Floor Landing - Having loft access and a radiator. Doors are arranged off to:

Bedroom One 3.95m x 2.50m - With window to the front aspect with fitted blinds, a radiator and built-in wardrobe with sliding doors hanging rails and shelving.

Bedroom Two 3.40m x 2.51m - Having window to the rear aspect, with fitted blind and a radiator.

Bedroom Three 2.48m x 1.84m - Window to the front aspect with fitted blind and a radiator.

Bathroom - The bathroom comprises a contemporary white three-piece suite of panel bath with fitted shower over and folding shower screen, pedestal wash hand basin and low flush WC. Window to the rear aspect and a chrome towel rail.

Outside – To the front of the property is a lawned garden which is of an open plan design with the neighbouring property, with a gravel driveway to the to the right of the property, providing off-road car parking. This leads to the attached **Single Garage 5.36m x 2.77m** which has an up and over door, light and power and a door to the rear garden.

The back garden is fully enclosed by timber fencing and laid to lawn.







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