



- THREE BEDROOMED
- MODERN FITTED KITCHEN
- FAMILY LOUNGE
- MODERN BATHROOM
- COUNCIL TAX C
- uPVC DG & GCH

- DETACHED
- DOWNSTAIRS WC
- ORANGERY
- WORKSHOP
- FREEHOLD
- VIEWING ADVISED







## Property Description

**\*\* IMMACULATE THROUGHOUT \*\* THREE BEDROOM DETACHED \*\* ORANGERY \*\* DOWNSTAIRS WC \*\* WORKSHOP \*\***

Saltsman and Co Estate Agents are pleased to present this beautifully maintained three-bedroom detached residence to the open market. The property has been carefully cared for by its current owners and offers a move in ready opportunity for buyers seeking a well appointed home in a desirable location. Positioned within the highly regarded Littlemoss area, the property provides excellent access to a range of local amenities, reliable transport links, and highly regarded primary and secondary schools, including the outstanding Laurus Ryecroft.

The accommodation comprises a welcoming entrance hall, ground-floor WC, a spacious lounge, a modern fitted kitchen, and an impressive orangery that enhances the ground-floor living space. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home features a low-maintenance front garden with a lawned area and a block-paved driveway offering off-road parking. The enclosed rear garden provides a private outdoor setting with both patio and decking areas, complemented by a detached workshop equipped with light and power. Further benefits include uPVC double glazing and gas central heating throughout. Internal inspection is strongly recommended to fully appreciate the quality, condition, and accommodation this property provides.

### ENTRANCE HALL

Composite front entrance door opening into entrance hall. Laminate flooring, access to wc. Door providing access to lounge.

### WC

uPVC double glazed window. Low level wc and handwash basin. Wall mounted heated chrome towel rail and spot lights to ceiling.

### LOUNGE 12'72 x 14'46

uPVC double glazed window with radiator beneath. Feature inset fire. Laminate flooring, light and power points.

### KITCHEN 15'55 x 8'76

uPVC double glazed window with stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with complementary work surface over with inset five ring gas hob with double oven/ grill beneath. Plumbing for washing machine and space for American style fridge freezer. Tiled to splash back areas, modern vertical radiator, light and power points. uPVC double glazed door providing access to the side and rear garden. Access to the conservatory.

### ORANGERY 10'37 x 10'13

uPVC and double glazed construction. Velux windows to the ceiling. Laminate flooring, light point. Access to rear garden.

### LANDING

Access to bedrooms and bathroom. Loft hatch. Light point.

### BEDROOM ONE 14'32 x 8'95

uPVC double glazed window with radiator beneath. Fitted wardrobes, light, and power points.

### BEDROOM TWO 10'20 x 8'95

uPVC double glazed window with radiator beneath. Fitted wardrobes, light, and power points.

### BEDROOM THREE 9'76max x 6'44

uPVC double glazed window. Radiator, light, and power points.

### BATHROOM 6'72 x 6'14

uPVC double glazed window. Panel bath with shower with glass screen divider, low level wc and handwash. wall mounted heated chrome towel rail. Light point.

### OUTSIDE

To the front of the property is a low maintenance garden with an area laid to lawn. Block paved driveway providing off road parking. To the rear of the property is an enclosed garden with patio and decking. Detached workshop with light and power.

### WORKSHOP 16'53 x 8'88

Useable workshop with light and power points.



