



## Minster Close

offers in excess of £350,000

- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- 4 BEDROOM DETACHED HOME
- LARGER THAN AVERAGE REAR GARDEN - CORNER PLOT
- SPACE FOR HOME OFFICE
- EPC Rating: C



 4  2  2



## About the property

4 BEDROOM DETACHED FAMILY HOME - This well presented family home is located in the quiet Churchfields Development. Close to local amenities; shops, parks, supermarkets, town centre, public transport routes, easy access to link roads leading to M4. corridor.

## Accommodation

### Entrance Hall

Laminate wood flooring.

### Downstairs Cloakroom

W.C. and wash hand basin.

### Lounge

13' 3" x 12' 5" plus bay ( 4.04m x 3.78m plus bay )

Bay window, carpeted flooring, feature fireplace.



**Kitchen/Dining Room**

28' 1" x 10' 10" ( 8.56m x 3.30m )

Laminate flooring, fitted cupboards with complimentary worktops, fitted oven and hob, integral dish washer, french doors to rear garden.

**Study**

8' 4" x 8' 2" ( 2.54m x 2.49m )

\*part converted garage\* Potential to create home office, laminate wood flooring, window to side, door leading to garage.

**Bedroom One**

11' 8" x 9' 8" ( 3.56m x 2.95m )

Fitted wardrobes, laminate flooring, window to front.

**Ensuite Shower Room**

Shower and wash hand basin.

**Bedroom Two**

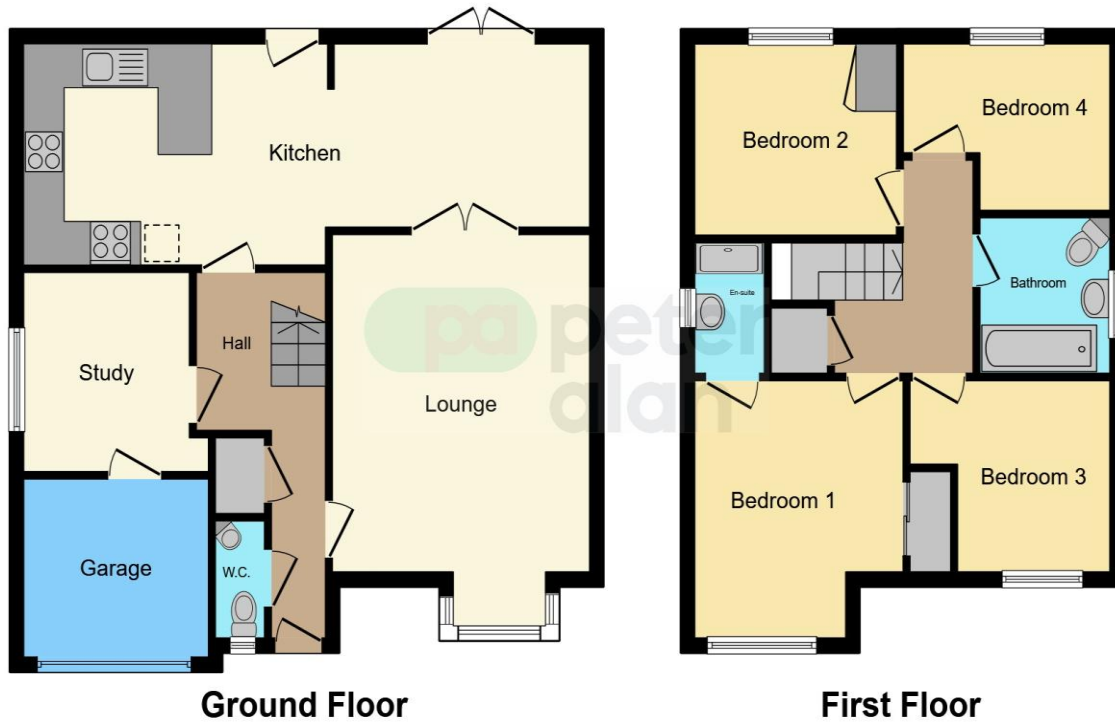
9' 8" x 8' 3" ( 2.95m x 2.51m )

Carpeted flooring, fitted cupboard, window.

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## Floorplan



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