HOUSE FOX
ESTATE AGENTS

FOR SALE

6 The Burrows, St. Georges - BS22 7RP

£294,950 Freehold







www.housefox.co.uk

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HOUSE FOX ESTATE AGENTS PRESENTS... Set in the ever-popular St Georges area, this superb family home is ideally positioned for easy access to the M5 motorway, while also being within walking distance of the highly regarded Priory and St Georges schools.Lovingly maintained by the current owners, the property is beautifully presented throughout and offers excellent family accommodation comprising an entrance hallway, useful utility/cloakroom, a spacious 16ft dual-aspect lounge with feature fireplace, and a stunning modern kitchen/diner with double doors opening directly onto the rear garden – perfect for entertaining family and friends. Upstairs you'll find three bedrooms and a stylish refitted bathroom featuring a double-headed shower over the bath.Outside, there is an enclosed, easy-to-maintain rear garden, together with a driveway leading to a single garage. Further benefits include gas central heating and double glazing. House Fox highly recommends an early viewing to fully appreciate the condition, layout and size of this fantastic home.

- Stunning semi-detached house
- Garage & Driveway
- Three bedrooms
- 16ft lounge
- Utility room/cloakroom
- Beautiful modern kitchen/diner
- Enclosed garden
- Lovely bathroom
- New boiler fitted 2017
- EPC-C



Feature front door to hallway:

Hallway:
Stairs to first floor, doors to the lounge, utility/cloakroom and kitchen/diner.

Utility/cloakroom:
6' 9" x 6' 5" (2.06m x 1.96m)
Low level WC, sink unit, cupboards, plumbing for washing machine.

Lounge:
16' 0" x 9' 10" (4.88m x 3.00m)
A beautifully decorated room with dual aspect via the two double glazed windows. Feature fireplace, two radiators, television point.

Kitchen/diner:
16' 0" x 8' 9" (4.88m x 2.67m)
A stunning refitted modern kitchen with a range of matching floor and wall units with under lighting, induction hob, double Neff oven, integrated fridge/freezer, integrated dishwasher, two double glazed windows, double glazed double doors opening on to the garden.

First floor landing:
Cupboard, radiator, access to loft (the loft holds the boiler which was fitted in 2017)

Bedroom 1:
16' 0" x 9' 10" (4.88m x 3.00m)
A good size bedroom with dual aspect via the two double glazed windows. Radiator.

Bedroom 2;
9' 2" x 8' 10" (2.79m x 2.69m)
Double glazed window, radiator.

Bedroom 3:
9' 2" x 7' 0" (2.79m x 2.13m)
Radiator, double glazed window.

Bathroom:
Beautifully re-fitted suite comprising bath with double headed shower over, enclosed WC, wash hand basin, double glazed window, spotlights.

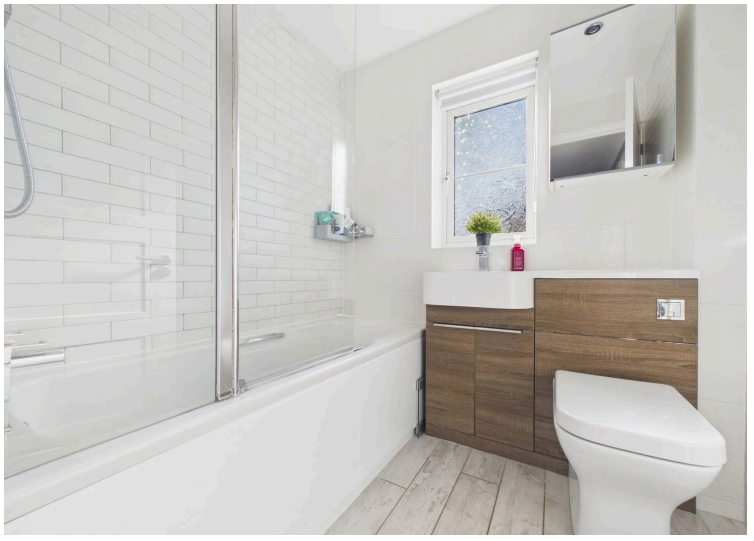
Garage and parking:
To the rear of the property is a driveway leading to the single garage with an up and over door.

Garden:
A enclosed garden which is fully paved and easy to maintain, plus a gate giving access to the rear, where you will find the garage.

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FLOORPLAN



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