





### Property Description

An excellent opportunity to acquire this spacious and well presented three bedroom family home, ideally positioned for easy access to motorway links, local amenities, and schools. The accommodation briefly comprises a welcoming lounge, a fitted kitchen leading into a bright conservatory, and a practical utility area or garage. On the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden and a driveway providing off-road parking. This property would make an ideal purchase for families or buyers seeking a conveniently located home.

### Side Veranda/ Lean To

Having uPVC double glazed doors to front and rear and complementary tiling.

### Kitchen

12' 5" x 7' 11" ( 3.78m x 2.41m )

Having a double glazed window to the front, fitted kitchen with wall and base units and work tops over, one and a half bowl stainless steel sink and drainer, integrated extractor fan and fridge/freezer.

### Garage/ Utility

14' 11" x 7' 5" ( 4.55m x 2.26m )

Having plumbing for washing machine, gas meter, electric and light points.

### Lounge

16' 9" x 15' ( 5.11m x 4.57m )

Having stairs rising to first floor, double glazed door to side and front, feature fire place, double glazed door to conservatory and radiator.

### Conservatory

12' 6" x 10' 11" ( 3.81m x 3.33m )

Having double glazed french doors to rear garden.

## First Floor

### Landing

Having a double glazed window to the side, loft access, radiator and doors to:

### Bedroom One

11' 11" x 7' 5" ( 3.63m x 2.26m )

Having a double glazed window to the front and radiator.

### Bedroom Two

12' 10" x 9' 2" ( 3.91m x 2.79m )

Having a double glazed window to the rear and radiator.

### Bedroom Three

10' x 6' 4" ( 3.05m x 1.93m )

Having a double glazed window to the rear and radiator.

### Bathroom

Having a double glazed window to the front, shower cubicle, low level w.c, wash hand basin, heated towel rail, boiler cupboard and complementary tiling.

### Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is a lawned garden with panel fencing and cold water tap.









Total floor area 106.7 m<sup>2</sup> (1,148 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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