





**Guide Price**  
**£450,000**

Conveniently positioned in a quiet cul-de-sac adjacent to woodland this beautifully presented 'turn key' two double bedroom property has been recently renovated throughout. Offered to the market with no upper chain the property also benefits from a garage and driveway parking for two cars immediately accessed from the garden.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, glazed door to:

## **LOUNGE**

Double glazed bay window to front aspect, radiator.

## **KITCHEN/DINER**

Double glazed window and door to rear aspect. Fitted with a range of base and eye level units with work surface areas over, one and a half bowl sink with mixer tap, integrated washing machine, built-in oven and hob with extractor fan over, integrated fridge freezer, integrated microwave.

## **LANDING**

Access to loft space, airing cupboard housing wall mounted gas boiler, doors to:

## **BEDROOM ONE**

Two double glazed windows to front aspect, radiator, storage cupboard.

## **BEDROOM TWO**

Double glazed window to rear aspect, radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

## **OUTSIDE**

## **GARAGE & PARKING**

Driveway parking for two cars leading to single garage, with up and over door, power and lighting, courtesy door to garden.

## **FRONT GARDEN**

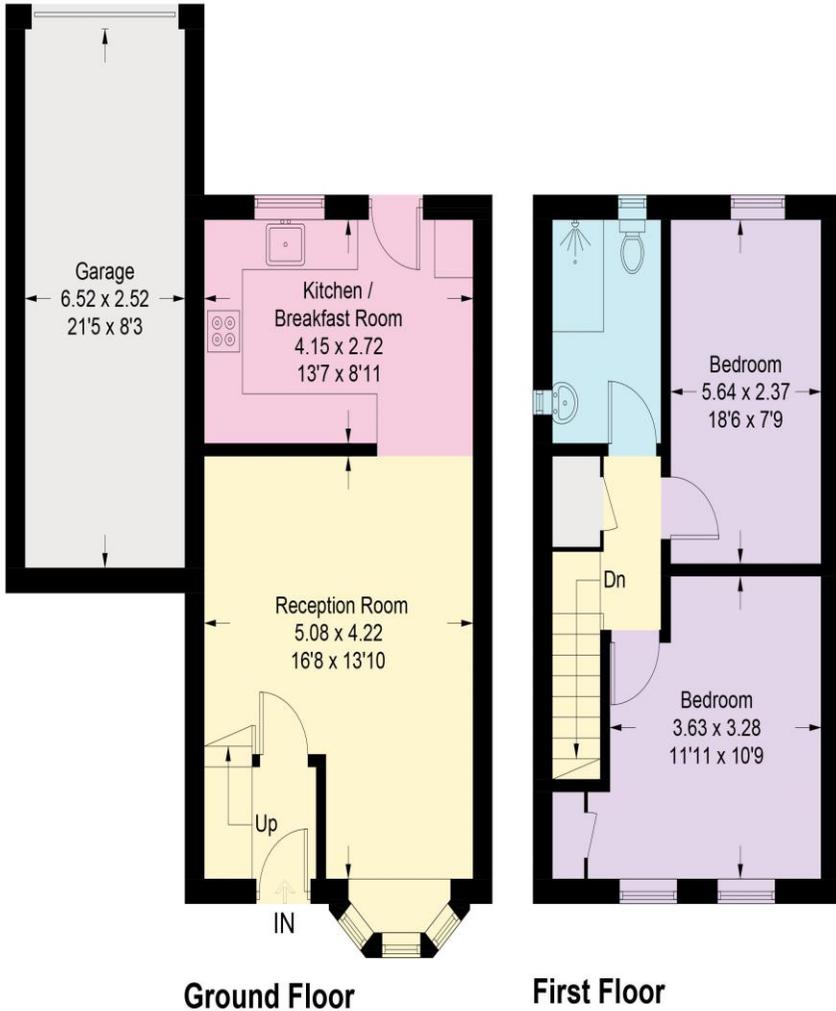
Pathway leading to front door, laid to lawn, wall mounted light.

## **REAR GARDEN**

Patio area, gated side access, enclosed by timber panelled fencing.

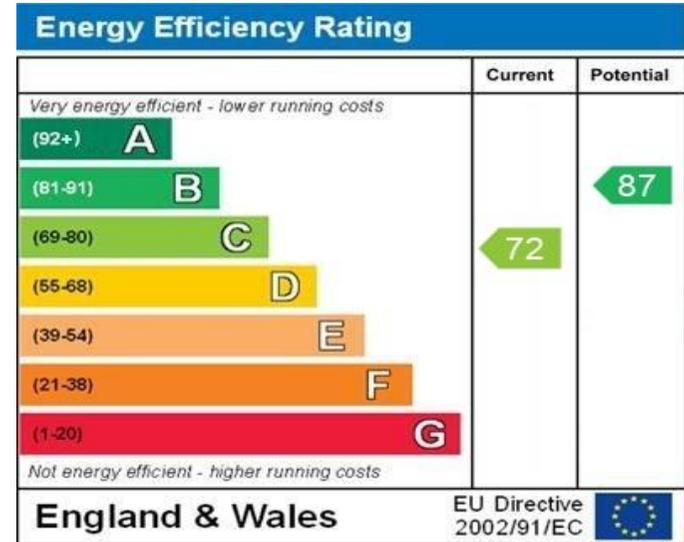


## Lakeside



Approximate Total Area  
 721 sq ft / 67.0 sq m  
 Garage = 174 sq ft / 16.2 sq m  
 Total = 895 sq ft / 83.2 sq m

This plan is for layout guidance only.  
 Not drawn to scale unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan,  
 please check all dimensions,  
 shapes and compass bearings before  
 making any decisions reliant upon them. (ID1280330)



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