





**£375,000**

Situated in the Rivers Estate is this four-bedroom extended end of terrace family home. The ground floor comprises separate reception rooms including a lounge and dining room, you then have a kitchen/breakfast room with doors leading to the rear garden and a utility area. The first floor provides the bedrooms with an en-suite to main and a family bathroom. Further benefits include off-road parking for multiple vehicles.



# Property Description

## ENTRANCE

UPVC door to:

## ENTRANCE HALL

Doors to kitchen and lounge, stairs rising to first floor, radiator, tiled floor.

## LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace.

## DINING ROOM

Double glazed window to front aspect, double glazed frosted door to side. Radiator, door to kitchen.

## KITCHEN/UTILITY AREA

Two double glazed windows to rear aspect, double glazed double doors to garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, space for: washing machine, dishwasher, tumble dryer, fridge freezer and range cooker; radiator, one and a half bowl composite sink, tiled floor, open to utility.

## LANDING

Doors to bedrooms and bathroom, storage cupboard, loft access.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe, door to en-suite.

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, heated towel rail, shower cubicle, part tiled walls.

## BEDROOM TWO

Two double glazed windows to front aspect. Radiator, built-in wardrobe.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator, built-in cupboard.

## BATHROOM

Two double glazed frosted windows to rear aspect. Low level WC, heated towel rail, wash hand basin, bath with shower over, tiled walls and floor.

## OUTSIDE

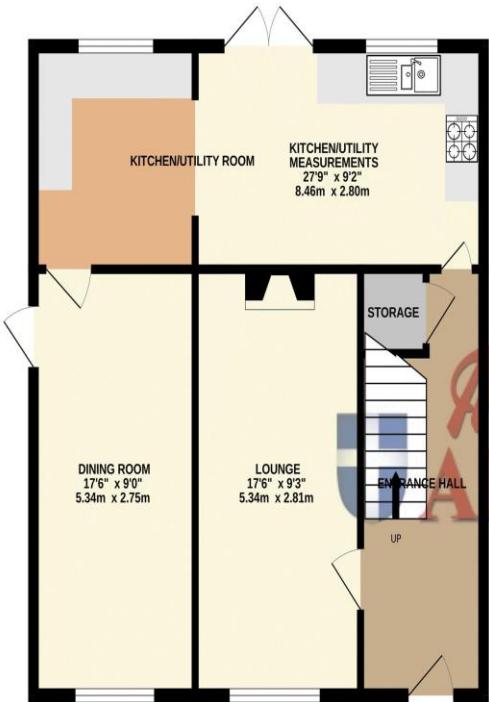
### FRONT GARDEN

Off-road parking, gravel and shingle driveway.

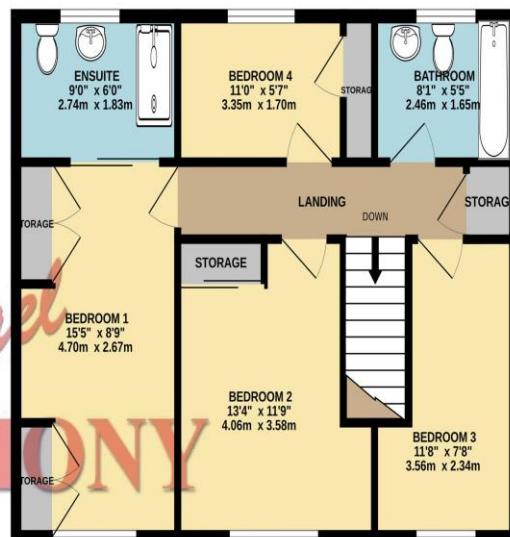
### REAR GARDEN

Mainly laid to lawn with patio area, two outbuildings, two side gated access, shed to remain, enclosed by wooden fence panelling.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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