



Taylors

HASBURY, Meadowbrook Road

3 1 2

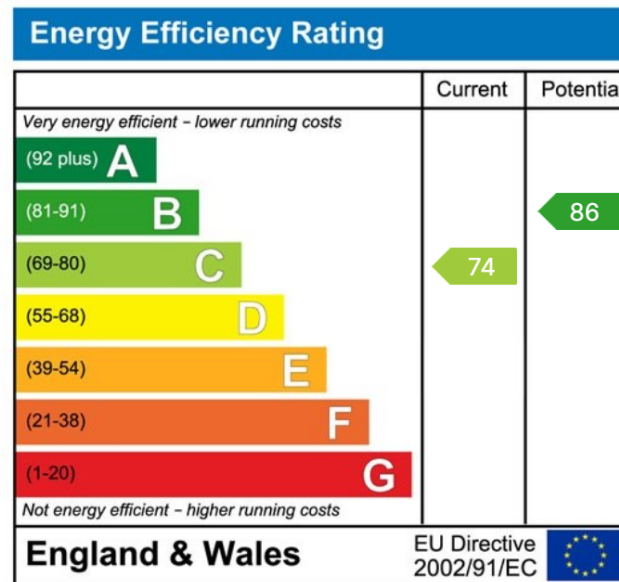
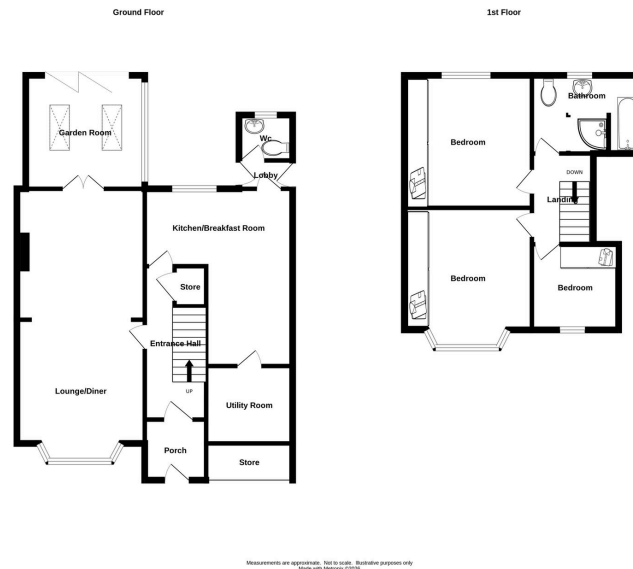
- Excellent location
- Spacious Living Room
- Enlarged attractive L shaped Kitchen
- Cloakroom with WC
- Bathroom with shower cubicle
- Extended accommodation
- Super Garden Room with bi folding doors
- Freezer room/Utility
- Three bedrooms all with fitted wardrobes
- Delightful garden



An OUTSTANDING successfully extended and thoughtfully improved Mucklow semi detached home in an excellent position in this sought after road in Hasbury. REQUIRING INTERNAL INSPECTION, having gas central heating and timber frame double glazing. All main services connected. Tenure Freehold, Council Tax Band D. EPC C. Broadband/mobile coverage:<https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction standard, brick and tile. Long term flood risk very low.

Wide drive parking, Extended Double glazed Porch With tiled floor, **Hall** With stairs off having GLASS BANNISTER, tiled floor and oak finished doors leading off, Cloakstore, **Spacious Through Living Room** - 7.57m x 3.48m (24'10" into bay x 11'5") A delightful room with both Lounge and Dining areas. Media chimney breast with remote control feature electric fire and TV recess. OAK BIFOLDING DOORS to the Garden Room, **Garden Room** - 3.2m x 3.17m (10'6" x 10'5") Having further bi folding doors to the garden, ceiling velux windows and ceiling lighting, **Lovely Enlarged Kitchen** - 4.6m x 4.06m (15'1" max x 13'4" max) Being L shaped and having a comprehensive range of floor and wall cupboards with white gloss style fronts, integral double oven, electric hob and cooker hood, integral fridge, recess for washer, **Utility/ freezer room** - 2.26m x 1.65m (7'5" x 5'5"), **Rear Lobby** With tiled floor, door to the garden and door to the side entrance, **Cloakroom** With WC, tiled floor, **Landing** With glass bannister. Ladder access to boarded and lined loft with power and light, **Bedroom One** - 4.01m x 3.48m (13'2" into bay x 11'5" into wardrobes) With full length range of built in wardrobes, **Bedroom Two** - 3.51m x 3.35m (11'6" into wardrobes x 11'0") With full length range of fitted wardrobes, **Bedroom Three** - 2.41m x 2.39m (7'11" x 7'10") With built in wardrobes, **Attractive bathroom** - 2.92m x 2.21m (9'7" x 7'3") Having good size shower cubicle, panel bath, handbasin with cupboards beneath, WC and tiling to walls, **Integral Store** Being part of the original front garage, **Super Rear Garden** Having sunny aspect, patio, path dividing lawns, attractive borders. Greenhouse with power, Small Garden House and Useful Shed





MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.