



Connells

Magnolia Way
Carterton



Property Description

Tucked away on Magnolia Way in the popular Shilton Park development is this well presented three bedroom detached family home.

The accommodation is arranged over two floors and offers a practical well proportioned layout throughout. On the ground floor, you will find a welcoming entrance hall, a cloakroom, a spacious lounge, a separate dining room, a modern kitchen and bright conservatory offering additional living space.

Upstairs, the first floor comprises a family bathroom and three good sized bedrooms with the master benefiting from an ensuite shower room.

Externally, the property enjoys a well established rear garden, perfect for relaxing or entertaining. To the side is a driveway leading to a single garage.

Entrance Hall

Door to front and understairs cupboard

Cloakroom

WC, wash hand basin, double glazed window to front and plumbing for washing machine.

Lounge

14' x 12' (4.27m x 3.66m)
Double glazed window to front and gas feature fireplace.

Dining Room

11' 1" x 8' (3.38m x 2.44m)
French doors to garden

Kitchen

12' x 8' (3.66m x 2.44m)
Integral freezer, gas hob, extractor fan, fan oven, double glazed window to rear, wall units, base units, sink with drainer and door to

garden.

Bedroom 1

11' x 9' (3.35m x 2.74m)
Double glazed window to front and side, double wardrobes

Ensuite

Extractor fan, shaver point, WC, wash hand basin and shower cubicle.

Bedroom 2

13' x 8' (3.96m x 2.44m)
Double glazed window to rear and built in wardrobes.

Bedroom 3

8' 1" x 8' 1" (2.46m x 2.46m)
Built in wardrobes and double glazed window to rear.

Bathroom

Bath with shower over, WC, wash hand basin, shaver point, extractor fan and double glazed window to front.

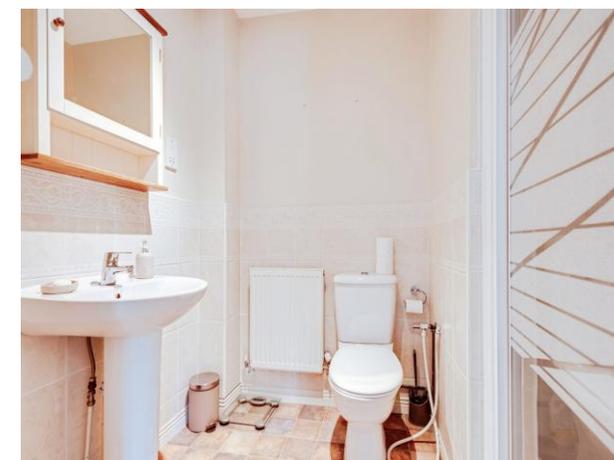
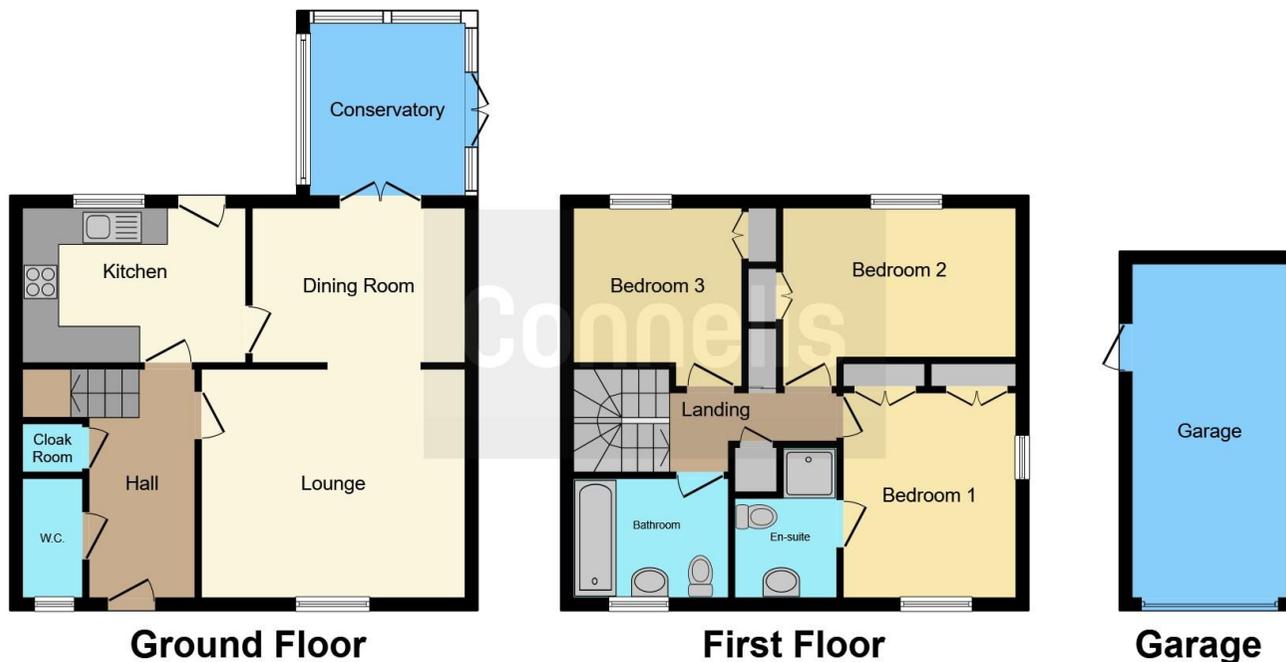
Garden

Laid to lawn, access to garage, side access and established trees and shrubs

Garage

Up and over door





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.focalagent.com

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EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/CAR103016

Tenure: Freehold



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Property Ref: CAR103016 - 0002