





£475,000

This well-presented family home offers flexible living space, including a bright living room with patio doors to the garden, a separate dining room, fitted kitchen, ground-floor wet room, and a versatile fourth bedroom/family room. Upstairs are three double bedrooms with built-in wardrobes and a modern shower room. Outside, there is a block-paved driveway providing off street parking, a private low-maintenance rear garden, and a garden office/gym with power and lighting. The property also benefits from solar panels.

Property Description

Entrance Hall

Stairs rising to first floor, radiator, understairs storage cupboard, door to kitchen.

Kitchen

Range of floor and wall mounted units, space for washing machine, space for dishwasher, space for fridge freezer, space for oven, 1 1/2 bowl stainless steel sink with drainer, double glazed window to rear, door to utility, door to living room.

Utility/ side passage

Door to shower room, door to rear garden, door to front, storage cupboard.

Wet room

WC, shower, hand wash basin, double glazed window to side.

Lounge/Diner

Double glazed windows to rear garden, sliding door to rear garden, two radiators, door to bedroom 4/ family room.

Bedroom 4/ family room

Double glazed window to front, feature fireplace.

Bedroom 1

Double glazed window to front, built in wardrobe, radiator.

Bedroom 2

Double glazed window to front, built in wardrobe, radiator.

Bedroom 3

Double glazed window to rear, built in wardrobe, radiator.

Bathroom

WC, walk in shower unit, heated towel rail, extractor fan, hand wash basin in vanity unit, frosted double glazed window to rear.

Gym/ Office

Power and lighting, window to side aspect.

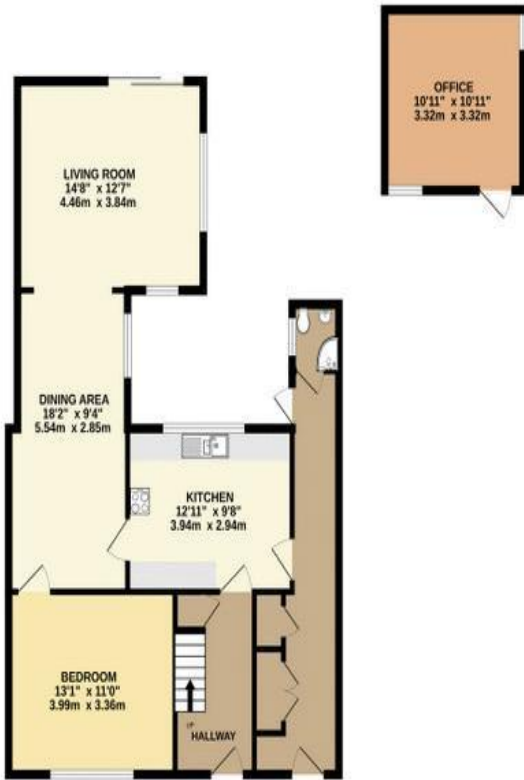
Front garden

Driveway to the front providing off road parking.

Rear Garden

Patio, timber storage shed, water tap.

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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