CARTERS
ESTATE AGENTS



11 Arran Drive

Packmoor, ST7 4UD

Price £260,000

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Here at Carters, we are delighted to welcome to the market this attractive three-bedroom detached property, occupying a desirable corner plot and offered for sale with no onward chain.

To the front, a tarmac driveway provides off-road parking for two vehicles and leads to a detached double garage. The property is complemented by wrap-around gardens to the front and side, featuring a lawn alongside a variety of well-established plants and shrubs.
Upon entering the property, you are welcomed into a spacious open-plan living and dining room, providing a versatile setting for both relaxing and entertaining. The ground floor also features a solid wood fitted kitchen with integrated appliances, together with a convenient guest cloakroom/WC.
To the first floor are three well-proportioned bedrooms and a three-piece family bathroom suite.
Externally, the property continues to impress with a private courtyard garden to the side, featuring an Indian stone patio that provides an ideal space for outdoor dining and entertaining.
Offered with no onward chain, this detached home combines generous living accommodation, attractive gardens, ample off-road parking and a detached double garage. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Contact Carters Estate Agents on **01782 470391** to arrange your viewing.

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Entrance Hallway
UPVC double glazed entrance door to the front elevation.
Stairs to the first floor. Coving to the ceiling. Radiator. Carpet.

Living Room
13'11" x 12'9" (4.24m x 3.89m)
UPVC double glazed bay window to the front elevation. Gas fire with an attractive surround and a granite hearth. Coving to the ceiling. Radiator. Carpet.

Dining Room
9'11" x 8'4" (3.02m x 2.54m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator. Carpet.

Kitchen
9'10" x 9'10" (3.00m x 3.00m)
UPVC double glazed window to the front elevation. UPVC entrance door to the side elevation leading to the garden.
Solid wood shaker style fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Composite resin sink with a mixer tap and a drainer. Built in double electric oven and grill. Built in four ring electric hob with an extractor hood over. Integrated fridge. Integrated freezer. Space and plumbing for a washing machine. Partially tiled walls. Tiled flooring.

Ground Floor W.C.
UPVC double glazed window to the front elevation.
Vanity basin unit with storage under and a mid level w.c. Carpet.

Stairs and Landing
UPVC double glazed window to the rear elevation.
Access to the loft space. Radiator. Carpet.

Bedroom One
11' x 13'5" (3.35m x 4.09m)
UPVC double glazed window to the front elevation.
Built in wardrobes. Radiator. Carpet.

Bedroom Two
9'11" x 10'11" (3.02m x 3.33m)
UPVC double glazed window to the front elevation.
Radiator. Carpet.

Bedroom Three
7'6" x 7'11" (2.29m x 2.41m)
UPVC double glazed window to the side elevation.
Radiator. Carpet.

Bathroom
UPVC double glazed window to the side elevation.
Three piece fitted bathroom suite comprising of; a panel bath with an electric shower over, pedestal wash hand basin and a mid level w.c. Radiator. Fully tiled walls. Built in boiler / airing cupboard.

Garage
17'11" x 16'4" (5.46m x 4.98m)
Remote controlled electric garage door. Power and lighting.

Externally
Externally, the property benefits from attractive wrap-around gardens to the front and side, featuring a lawn complemented by a variety of established shrubs, trees and plants. To the side is a private Indian stone patio, providing an ideal space for outdoor dining and entertaining.

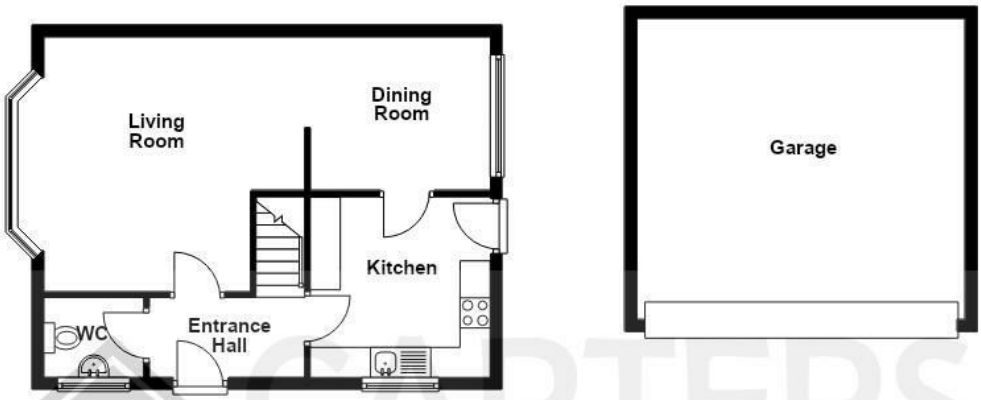
A tarmac driveway provides convenient off-road parking for two vehicles.

Additional Information
Freehold. Council Tax Band C.

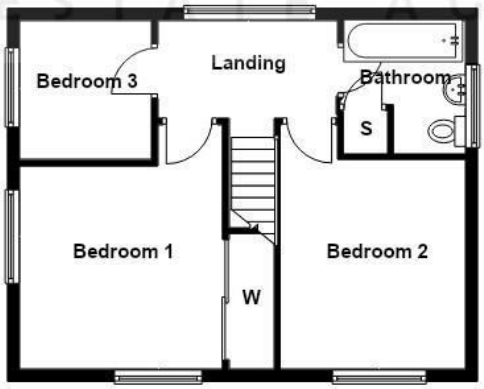
Total Floor Area: 937 Square Foot / 87 Square Meters.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



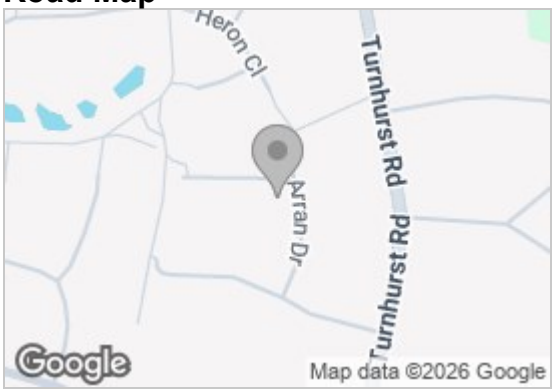








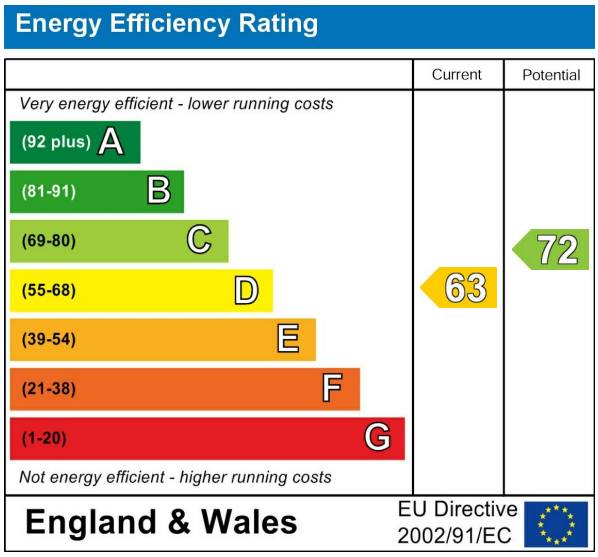
Road Map

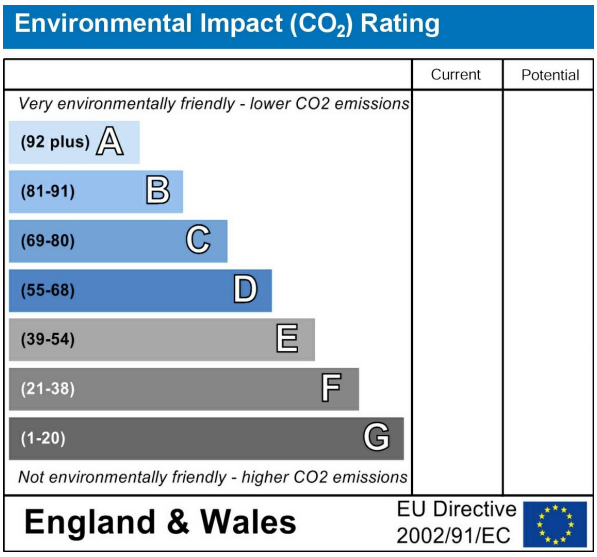


Hybrid Map



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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