







**£465,000**

Positioned in a cul-de-sac location on the ever-popular Windmill Hill development is this extended and much improved four-bedroom semi-detached. It also benefits from a one bedroom annexe. The property boasts open plan living and dining area leading to the rear garden. Further benefits include a main bedroom with a four-piece en-suite and a shower room. There is also ample off-road parking.

# Property Description

## ENTRANCE

UPVC door to entrance porch.

## ENTRANCE PORCH

Door to entrance hall.

## ENTRANCE HALL

Radiator, stairs to first floor, door to lounge/diner.

## LOUNGE/DINER

Double glazed window to front aspect, double glazed double doors to garden. Two radiators, door to kitchen.

## KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with work surface over, one and a half stainless steel sink with mixer tap, integrated double oven and electric hob with extractor fan over, space for under counter fridge, radiator, door to utility/hall.

## UTILITY/HALL

Double glazed UPVC door to front aspect. Radiator, doors to Annexe, kitchen and rear garden.

## ANNEXE

## LOUNGE/KITCHEN

Double glazed window to front aspect. Radiator, Range of wall mounted and floor standing units with work surface over, electric oven and hob, stainless steel sink with mixer tap, tiled splash back, radiator, door to shower room.

## SHOWER ROOM

Low level w.c., pedestal wash hand basin, shower cubicle, part tiled walls, doors to bedroom and lounge/kitchen.

## BEDROOM

Double glazed window to rear aspect. Radiator.

## LANDING

Access to loft space, two storage cupboards, doors to bedrooms one to four and shower room.

## BEDROOM ONE

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

## EN-SUITE

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower cubicle, bath, part tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, airing cupboard storage.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator, shelf storage.

## SHOWER ROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, shower cubicle, part tiled walls, radiator.

## OUTSIDE

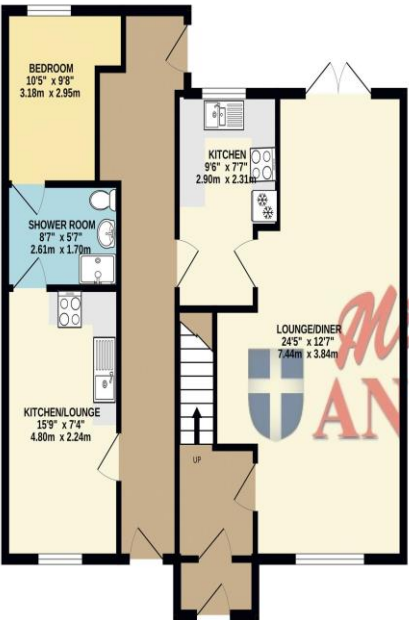
## FRONT GARDEN

Gravel providing off road parking for two cars.

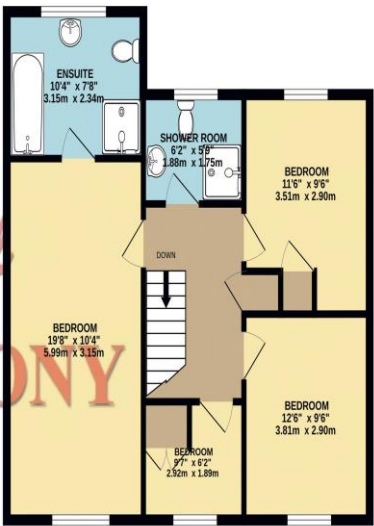
## REAR GARDEN

Mainly laid to lawn with two deck areas, enclosed by wooden fencing panels, two sheds and gravel area.

GROUND FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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