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42 Sunnymead, Telford, TF7 4BA

£149,950

Situated in a friendly residential area of Sutton Hill, this three-bedroom home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. With its blend of modern updates and a welcoming atmosphere, this property is a wonderful opportunity for anyone looking to settle in Telford. Don't miss the chance to make this lovely house your new home.

Entrance Hallway
Stepping into a spacious, open hallway that gives access to all ground-floor rooms. An added benefit of a storage cupboard and under-stair space.

Lounge 17'9" x 11'10" (5.40m x 3.60m)
This spacious lounge features a warm and inviting atmosphere with light wood flooring extending throughout. The room is brightened by large sliding doors that open to the rear garden, allowing plenty of natural light to flood in. A classic black fireplace adds a charming focal point to the room, enhancing its cosy appeal. Neutral walls and clean lines provide a blank canvas for your own decorating style. Access to the stairway leading to the first floor.

Kitchen Diner 18'1" x 8'10" (5.50m x 2.70m)
The kitchen diner is generously proportioned and benefits from two large windows and a door leading out to the garden, filling the room with daylight. It features contemporary, brand-new cabinetry with a clean, light-grey finish contrasted by dark work surfaces. The layout includes ample storage and workspace, with an integrated sink and a freestanding cooker. Light wood flooring continues here, creating a seamless flow from the lounge.

WC
A practical downstairs WC is positioned just off the hallway and includes a white toilet and hand basin, with a small, frosted window providing natural light. It is neatly finished with light flooring and walls, and a roller stable door.

Landing
The landing on the first floor connects the bedrooms and bathroom, finished with a soft, neutral carpet and white walls. It includes two storage cupboards and provides access to a separate WC.

Bedroom One 11'10" x 10'10" (3.60m x 3.30m)
The main bedroom is a well-proportioned space with neutral grey carpeting and white walls creating a calm and restful environment. A large window allows natural light to fill the room. The layout is simple and uncluttered, offering plenty of space for bedroom furniture.

Bedroom Two 11'10" x 8'10" (+1m alcove) (3.60m x 2.70m (+1m alcove))
Bedroom Two is a comfortably sized room with grey carpeting and white painted walls, giving a bright and airy feel. It includes a recessed alcove and a large window overlooking the outside. The space is ideal for a double bed and additional furniture.

Bedroom Three 8'10" x 6'11" (2.70m x 2.10m)
A cosy third bedroom featuring grey carpeting and white walls, illuminated by a window that lets in plenty of daylight. The room includes a built-in alcove area, perfect for storage or display, and is a good size for use as a bedroom or study.

Bathroom 5'7" x 4'11" (1.70m x 1.50m)
The bathroom is thoughtfully designed with a white suite comprising a fitted bathtub with an overhead electric shower, a pedestal wash basin, and a frosted window that brings in natural light while maintaining privacy. The walls around the bath are clad with large shower panels in a marble effect, while the floor features patterned tiles adding a touch of style to the space.

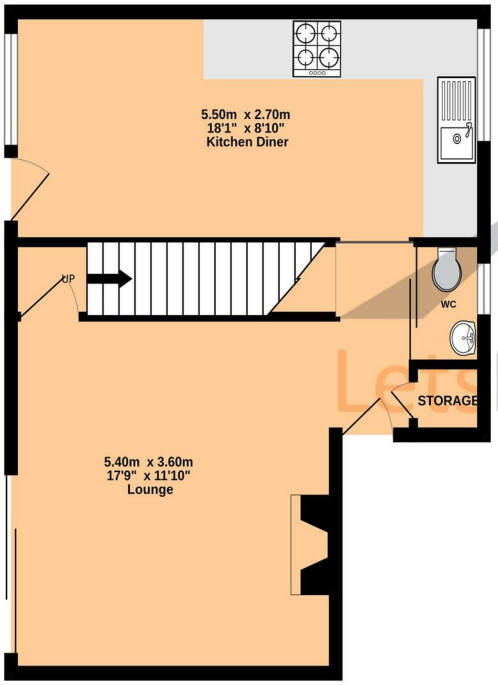
Separate WC
Occupying its own space for ease and comfort, the first-floor WC features stylish tiled flooring and a roller stable door.

Rear Garden
The rear garden offers a good-sized outdoor space that includes a laid lawn area and a newly fitted, raised wooden decking section, perfect for seating or alfresco dining. There is also a gravelled area adjacent to the storage shed with a wooden door, providing useful storage. The garden is enclosed by fencing, ensuring privacy and a secure parking space.

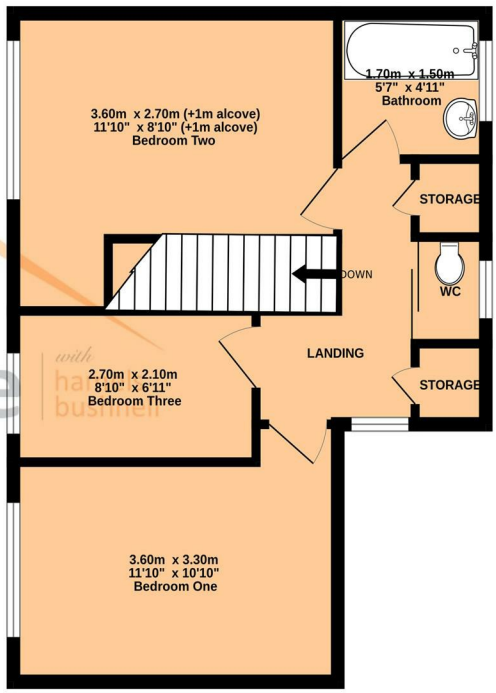
Front Exterior
The property occupies the end terrace, with a neat and presentable frontage.

Floor Plan

GROUND FLOOR



1ST FLOOR



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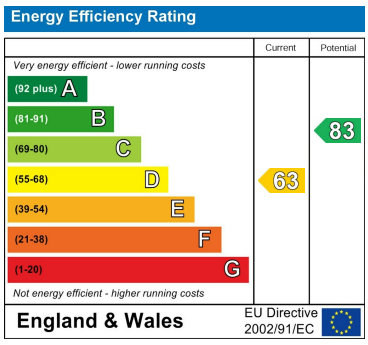
Area Map

Energy Efficiency Graph



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