



- THREE BEDROOMED
- FAMILY LOUNGE
- PLAYROOM / STUDY ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- LEASEHOLD 960 YEARS REMAIN

- LINK DETACHED
- DINING AREA
- UTILITY ROOM
- ENSUITE SHOWER
- DRIVEWAY PARKING
- COUNCIL TAX C



**** FAMILY BUYERS ** THREE BEDROOMED LINK DETACHED ** WELL PRESENTED THROUGHOUT ** DINING AREA ** UTILITY ROOM ** PLAYROOM / STUDY ROOM ** ENSUITE TO MASTER BEDROOM ** POPULAR RESIDENTIAL LOCATION**
**** Saltsman and Co Estate Agents welcome to the open market this well presented and well loved three bedroomed linked detached family home. This family home has been well maintained by its current owners and is ready for any buyer to move straight into, making it an attractive purchase for a wide range of buyers. Perfectly located in a highly regarded residential area, this family home offers easy access to local amenities, transport links, and popular schools, including the outstanding Laurus secondary school. Briefly, the accommodation comprises: entrance hall, lounge, dining room, kitchen, playroom/ office, utility room, and wc to the ground floor. Three bedrooms master bedroom with an ensuite and family bathroom to the second floor. To the front of the property is a low maintenance concrete print garden/ driveway. To the rear of the property is a pleasant sized enclosed garden with patio and area laid to lawn with useful garden shed. This family home is uPVC double glazed and warmed via gas central heating. Internal viewing is strongly advised to fully appreciate the living accommodation contained within.**

ENTRANCE HALL

Front entrance door opening into entrance hall. Useful cupboard for coat hanging and storage. Laminate flooring, radiator, and light point. Stairs providing access to all first floor accommodation. Access to all ground floor accommodation.

LOUNGE 16'51 x 11'26

uPVC double glazed window. Feature electric fire with attractive surround and hearth. Useful understairs storage cupboard. Radiator, light and power points. Archway to dining room.

DINING ROOM 14'72 x 10'04

Radiator, light and power points. Access to kitchen.

KITCHEN 9'67 x 7'61

uPVC double glazed window with double stainless steel sink and drainer unit beneath. Fitted with a range of wall and base units with work surface over with inset four ring hob with double oven beneath. Plumbing for dishwasher, tiled splashback areas, light, and power points.

UTILITY 8'47 x 4'06

uPVC double glazed window with stainless steel sink and drainer unit beneath. Useful work surfaces, wall mounted cupboard, and plumbing for washing machine. Laminate flooring, light, and power points.

WC

uPVC double glazed window. Low level wc and hand wash basin. Light point.

LANDING

Access to bedroom and family bathroom. Loft hatch, light, and power points.

BEDROOM ONE 13'41 x 8'23

uPVC double glazed window with radiator beneath. Fitted wardrobes and fitted corner unit with cupboard and drawers. Light and power points.

ENSUITE SHOWER

Enclosed shower cubicle with wall mounted shower, low level wc and pedestal hand wash basin. Tiled to walls and light point.

BEDROOM TWO 9'72 x 8'44

uPVC double glazed window with radiator beneath. Light and power points.

BEDROOM THREE 8'91 x 6'09

uPVC double glazed window. Fitted wardrobes, drawers, and underbed storage cupboards. Radiator, laminate flooring, light, and power points.

BATHROOM 6'34 x 6'05

Panel bath with wall mounted shower, low level wc, and pedestal hand wash basin. Tiled to walls, radiator, and light point.

OUTSIDE

To the front of the property is a low maintenance concrete print garden / driveway. To the rear of the property is an enclosed garden with patio and area laid to lawn with useful garden shed.

