





Property Description

This is a fantastic 3-bedroom family home, and let me tell you, the location is superb. You're in the catchment for some truly excellent schools, with St. James' being a feeder for the highly-sought-after Tudor Grange Academy. That's a huge plus for any family looking to the future.

Inside, you'll find three genuinely good-sized bedrooms, offering plenty of space for everyone. The heart of this home is the impressive open-plan kitchen diner - it's perfect for family meals and entertaining guests.

Step outside, and there's a handy utility space, a really generous garden at the rear, ideal for kids to play or for those with green fingers, and a large driveway that can easily accommodate multiple cars. It's a property that ticks all the boxes!

Entrance Hallway

Central heating radiator and storage under stairs.

Lounge

Double glazed window to rear elevation, central heating radiator and fire place.

Kitchen/ Diner

Double glazed window to front elevation, double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, space and plumbing for washing machine, tiling to splash prone areas.

Landing

Double glazed window to side elevation.

Bedroom One

Double glazed window to rear elevation and

central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator and storage.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, heated towel rail, spotlights.

Rear Garden

Patio area, laid to lawn, side access to frontage and outbuilding.

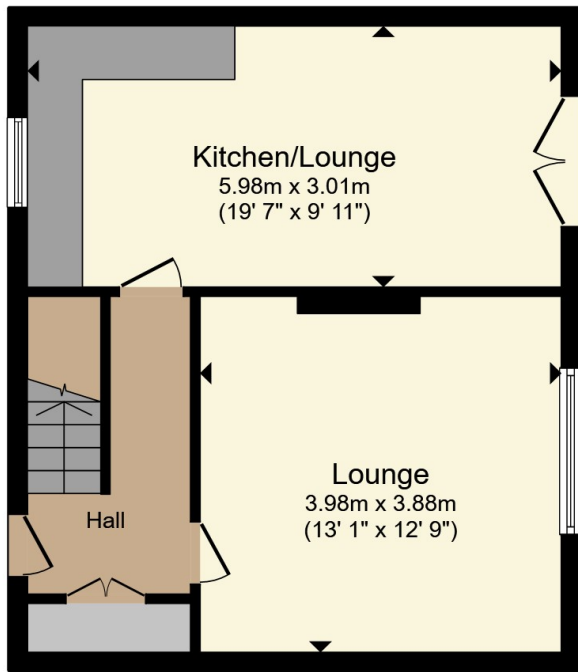
Outbuilding

Single glazed window to rear elevation, W.C, power and storage.

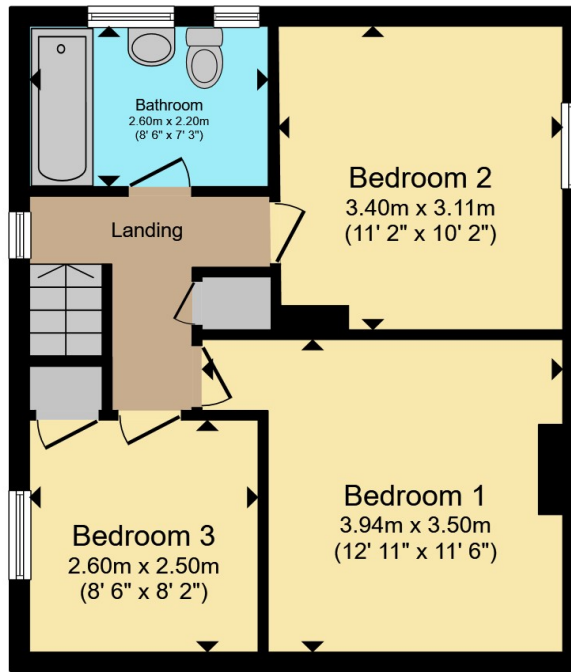
Agents Note

This property is a non standard construction





Ground Floor



First Floor



Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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