





- Three Storey Town House
- Open Plan Living/Kitchen/Snug
- Downstairs WC
- Three Double Bedrooms
- En-Suite Shower Room
- Four Piece Bathroom Suite
- Home Office
- UPVC Double Glazing
- Gas Central Heating
- Partial Garage Storage
- Rear Garden
- Off Road Parking

OUR SELLERS HAVE FOUND THEIR DREAM HOME!!

Wilkinson SLM are pleased to offer for sale a beautiful modified three storey town house ideally located The Meadows development.

From the entrance porch you walk in to the open plan downstairs living accommodation consisting of a snug area through to a dining area and then to the kitchen/breakfast room with built in oven and hob and French doors opening to the rear garden. There is also a downstairs WC and stairs leading to the first floor. The kitchen has a built in electric oven and gas hob.

On the first floor is the lounge room which has French doors and a window to allow plenty of natural light and bedroom two again with French doors. On the landing there is the airing cupboard and a further useful storage cupboard.

Occupying the second floor are a further two double bedrooms and a four piece family bathroom suite with the main bedroom having the benefit of an ensuite shower room.

Outside the low maintenance rear garden has a paved pathway leading to a patio seating area with pergola over and laid to lawn either side. There is also access to the back of the garage which has been converted to make a fantastic home office!

This lovely home is further complemented by UPVC double glazing, gas central heating, storage at the front of the garage and off road parking.

**Open Plan Living/Kitchen/Snug** 28' 3" x 13' 8" (8.61m x 4.17m) maximum measurements

**Lounge** 13' 8" x 11' 10" (4.17m x 3.61m)

**Bedroom One** 13' 8" x 13' 6" (4.17m x 4.11m) maximum measurements

**En-Suite Shower Room** 8' 3" x 4' 4" (2.51m x 1.32m) maximum measurements

**Bedroom Two** 13' 8" x 9' 5" (4.17m x 2.87m)

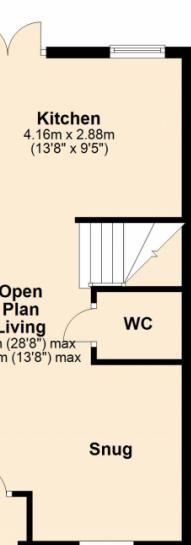
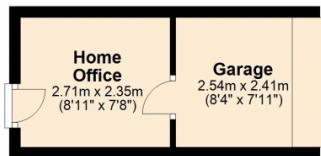
**Bedroom Three** 11' 11" x 7' 11" (3.63m x 2.41m) maximum measurements

**Four Piece Bathroom Suite** 11' 11" x 5' 5" (3.63m x 1.65m) maximum measurements

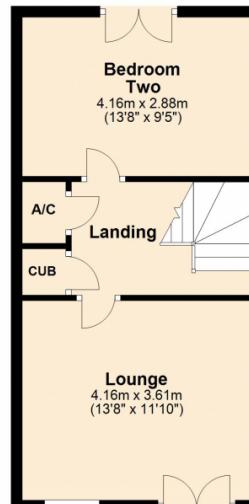
**Home Office** 8' 11" x 7' 8" (2.72m x 2.34m)

**Partial Garage Storage** 8' 4" x 7' 11" (2.54m x 2.41m)

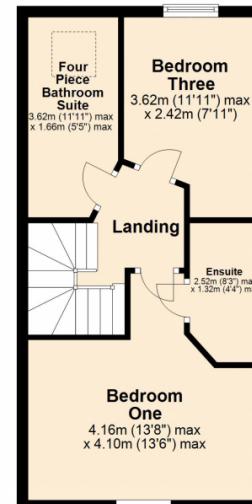
**Ground Floor**  
Approx. 48.6 sq. metres (523.0 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (391.0 sq. feet)



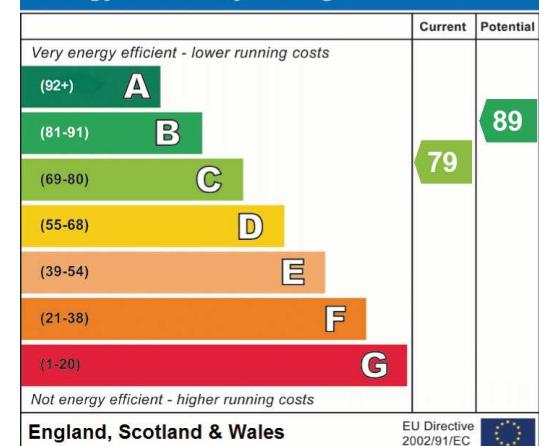
**Second Floor**  
Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 121.2 sq. metres (1304.9 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
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**Energy Efficiency Rating**



Address: 22 Webbs Way, GL20

