

Sinclair



11 Brookside Crescent, Ibstock

£200,000

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Ilbstock

This THREE BEDROOM TOWN HOUSE comes to market with NO UPWARD CHAIN within the popular village of Ilbstock. In short, the property comprises of an entrance porch, downstairs w.c, kitchen/diner and lounge to the ground floor. Stairs rising to the first floor offers three good sized bedrooms bedrooms and a family shower room. Externally, the property offers a garage, storage outhouse to front, a private rear garden and off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upward Chain
- Three Bedrooms
- Kitchen/Diner
- Three Piece Shower Room
- Private Rear Garden
- Garage & Driveway



GROUND FLOOR

Entrance Porch

Entered via a uPVC front door with vinyl flooring, access to the downstairs w.c, stairs rising to the first floor and the kitchen/diner.

Ground Floor W.C.

2' 1" x 4' 10" (0.64m x 1.47m)

Comprising a low level w.c, wash hand basin and a uPVC double glazed opaque window to front.

Kitchen/Diner

11' 0" x 19' 5" (3.35m x 5.92m)

Inclusive of a range of base and wall units, space and plumbing for appliances, space for cooker with extractor fan over, sink and drainer unit with swan neck mixer tap, two uPVC double glazed windows to front, tiled flooring in kitchen, carpet in dining room area, storage cupboard and double doors accessing to the lounge.

Lounge

10' 4" x 19' 5" (3.15m x 5.92m)

Having uPVC double glazed window to rear, uPVC sliding patio doors to rear garden, brick feature fireplace, coving, ceiling rose and storage cupboard.

FIRST FLOOR

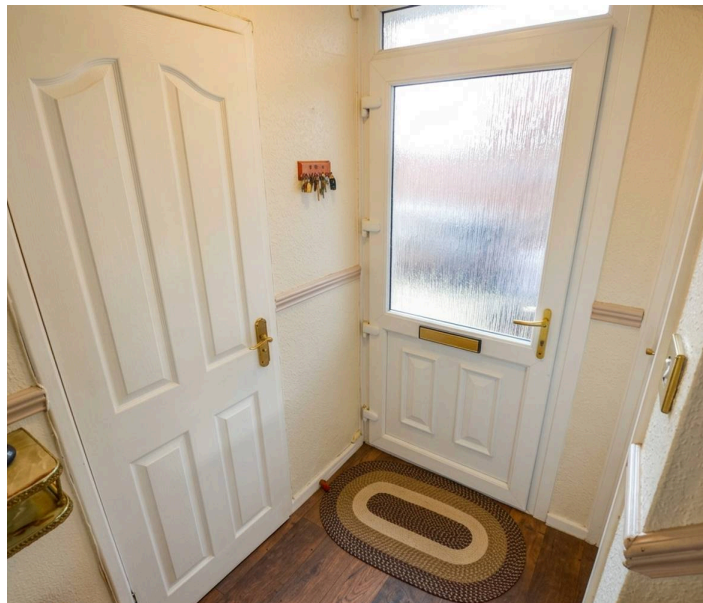
Landing

Having a loft hatch and access to three good sized bedrooms and the family shower room.

Bedroom One

10' 5" x 12' 4" (3.18m x 3.76m)

Having a uPVC double glazed window overlooking the rear garden.



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Bedroom One

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Having a uPVC double glazed window overlooking the rear garden.

Bedroom Two

10' 4" x 11' 2" (3.15m x 3.40m)

Having a uPVC double glazed window to front, coving and timber effect laminate flooring.

Bedroom Three

10' 5" x 6' 5" (3.17m x 1.96m)



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Has a uPVC double glazed window to rear, timber effect laminate flooring and coving.

Shower Room

8' 6" x 5' 4" (2.59m x 1.63m)

Having a three piece suite comprising a corner shower enclosure with electric shower, low level w.c, pedestal wash hand basin, vinyl flooring, full tiled walls and uPVC double glazed opaque window to front.

Store

8' 5" x 8' 2" (2.57m x 2.49m)

Having a uPVC double glazed window and door to side and fitted work top.

Rear Garden

Having a paved patio area with dwarf brick surround and steps and pathway to an area of stone shingling with a range of plants, shrubs and a greenhouse and surrounded by timber fence panelling and has side gate access at the rear of the garden.

Front Garden

Enjoying a paved patio area with brick half wall and access to the front door and garage.

Driveway

Having a block paved driveway in front of the garage with further stone shingling area allowing off road parking for multiple vehicles.

Garage

16' 1" x 8' 1" (4.90m x 2.46m) Having an up and over door to front.







Ground Floor



First Floor





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