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8 Marne Avenue

- THREE BEDROOM SEMI DETACHED
- IDEAL FAMILY HOME
- BEAUTIFULLY FINISHED THROUGHOUT
- SPACIOUS LIVING SPACE

Offers Over £185,000
EPC Rating '70'





Property Description

DESCRIPTION

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families, first-time buyers and professionals alike. Benefitting from a one-year-old boiler, detached garage, off-road parking and a generous enclosed rear garden, the property combines practical living with attractive outdoor space.

The accommodation briefly comprises a welcoming entrance hall leading through to an impressive open-plan lounge, dining area and kitchen, creating a superb space for modern family living and entertaining. The lounge features a characterful fireplace, providing a cosy focal point, while the dining area enjoys views over the rear garden and seamlessly connects with the fitted kitchen. The kitchen is well equipped with an extensive range of cream wall and base units, complementary work surfaces, tiled splashbacks and space for a range of appliances, with direct access to the rear garden. A





useful understairs storage cupboard houses the one-year-old boiler, providing additional practical storage. Completing the ground floor is a modern family bathroom, fitted with a contemporary white three-piece suite comprising a P-shaped bath with shower over, vanity hand wash basin and WC.

To the first floor are three well-proportioned bedrooms. The master bedroom is a generous double with a full wall of fitted wardrobes providing excellent storage. The second double bedroom offers ample space for additional furniture, while the third bedroom is currently utilised as a home office, making it ideal for remote working, a nursery or bedroom. The landing also benefits from a useful built-in storage cupboard, with access to a small loft space for additional storage.

Externally, the property enjoys an attractive front garden with mature planting, a driveway providing off-road parking leading to a detached garage and a generous enclosed rear garden. The detached garage benefits from both power and lighting, making it suitable for storage, hobbies or workshop use. The rear garden features a lawn, patio seating area and established shrubs and trees, offering excellent space to relax or entertain outdoors.



OPEN PLAN LIVING AREA

The heart of the home is the impressive open plan living space, thoughtfully designed to provide a seamless flow between the lounge, dining area and kitchen. Ideal for both everyday family living and entertaining, the spacious lounge is centred around a feature fireplace, creating a warm and inviting atmosphere, while a large front-facing window fills the room with natural light.

The dining area offers ample space for a family-sized table and enjoys pleasant views over the rear garden through a large window, making it a bright and welcoming space for meals and gatherings. Open to the dining area, the well-appointed kitchen is fitted with an extensive range of cream shaker-style wall and base units, complementary work surfaces and attractive tiled splashbacks. There is ample space for appliances and excellent storage, creating a practical yet sociable environment where cooking, dining and relaxing all come together effortlessly.



BATHROOM

The contemporary ground floor bathroom is beautifully presented and fitted with a modern white three-piece suite comprising a vanity hand wash basin with useful built-in storage, a low-level WC and a stylish p-shaped bath with curved glass shower screen and shower over. Finished with attractive tiled walls and flooring, the room also benefits from a large window that floods the space with natural light





while maintaining privacy, creating a bright and fresh feel throughout.

MASTER BEDROOM

The master bedroom is a spacious and well-presented double room, offering calm and comfortable retreat. A large front-facing window fills the room with natural light, enhancing the bright and airy feel, while a full wall of fitted wardrobes provides an excellent amount of built-in storage without comprising the generous floor space. There is ample room for additional furniture, making this an ideal master bedroom for modern family living.



BEDROOM TWO

Bedroom two is another spacious double bedroom, beautifully presented with stylish feature wallpaper and neutral decor, creating a bright and welcoming atmosphere. A large rear-facing window allows plenty of natural light to flood the room while offering pleasant views over the garden. The room comfortably accommodates a double bed and additional bedroom furniture, making it an ideal guest room, children's bedroom or generous second double.



BEDROOM THREE

Bedroom three is a well-proportioned and versatile room, currently arranged as a home office, making it ideal for modern lifestyles. A large rear-facing window allows plenty of natural light to flood the space, creating a bright and pleasant working environment while enjoying views over the garden. The room offers flexibility to suit a variety of needs and could easily accommodate a single bed, making it equally suitable as a child's bedroom, nursery, guest room or study. Neutral decor and attractive feature wallpaper complete this stylish and practical space.

EXTERIOR

Externally, the property enjoys excellent kerb appeal, set behind a well-maintained front garden with established shrubs and flowering borders, together with a driveway providing off-road parking and access to the detached garage. A gated side path offers convenient access to the rear garden. To the rear is a fully enclosed private garden, designed for both relaxation and ease of maintenance. A generous paved patio provides the perfect space for outdoor dining and entertaining, while the neatly maintained lawn is complemented by decorative gravelled areas, attractive raised planting beds and mature trees that create a pleasant outlook. The detached garage offers excellent additional storage or secure parking, completing this appealing outdoor space.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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81-91	B		
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55-68	D		
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21-38	F		
1-20	G		