



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Presented to a high standard throughout, this immaculately presented modern semi detached family home has been improved by the current owners, including an enhanced kitchen, landscaped garden, and the addition of a versatile summer house. The property is situated within a popular residential area. The accommodation comprises an entrance hallway, downstairs WC, living room, and a stylish fitted dining kitchen with a range of integrated appliances. To the first floor are three well proportioned bedrooms, including a principal bedroom with en suite shower room, together with a modern family bathroom. Externally, the property enjoys well maintained gardens to the front, with a further enclosed landscaped rear garden. The summer house provides a flexible space suitable for a variety of uses such as a hobby room, home office, or gym. Off road parking is also available for two vehicles.

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HALLWAY

Composite door, radiator, wood effect flooring, and stairs to the first floor.

LIVING ROOM

11'7" x 14'10" (3.53m x 4.52m)
uPVC double glazed bay window, radiator, under stairs storage cupboard, and uPVC glazed double doors leading to the garden.

DINING KITCHEN

10'6" x 14'9 (3.20m x 4.50m)
Two uPVC double glazed windows, fitted wall and base units, four ring gas hob and integral oven, stainless steel 1.5 bowl sink and drainer with mixer tap, integral fridge freezer, washing machine, and dishwasher. Combi boiler, radiator, wood effect flooring.

WC

uPVC double glazed window, WC with push flush, wash basin with mixer tap, radiator, and wood effect flooring.

LANDING

uPVC double glazed window and radiator.

BEDROOM ONE

13'7" x 9'3" (4.14m x 2.82m)
uPVC double glazed window, built in airing cupboard, and radiator.

EN SUITE

8'7" x 4'10" (2.62m x 1.47m)
uPVC double glazed window, enclosed shower cubicle with wall mounted fitment, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls, and tile effect flooring.

BEDROOM TWO

11'7" x 8'2" (3.53m x 2.49m)
uPVC double glazed window, loft access, and radiator.

BEDROOM THREE

8'5" x 6'3" (2.57m x 1.91m)
uPVC double glazed window and radiator.

BATHROOM

7'6" x 5'2" (2.29m x 1.57m)
uPVC double glazed window, bath with wall mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap, fitted wall mounted cupboards, radiator, part tiled walls, and tile effect flooring.

EXTERIOR

The property boasts a well maintained garden to the front and side. To the rear is an enclosed landscaped garden, featuring a lawn, a variety of seating areas, and established flower beds.

SUMMER HOUSE

9'8 x 10'8 & 8'1 x 6'7 (2.95m x 3.25m & 2.46m x 2.01m)
Double glazed double doors, two double glazed windows, wood effect flooring, and light and power.

NOTES

Tenure: Freehold
Council Tax Band: D
EPC Rating: B

