



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.

Located in a popular residential area, this SPACIOUS FIVE BEDROOM SEMI DETACHED HOME comprises a porch, entrance hallway, living room with log burner, fitted kitchen, study, utility room and WC to the ground floor. To the first floor are FIVE BEDROOMS, a family bathroom and a separate WC.

The property benefits from AMPLE OFF ROAD PARKING, a DETACHED GARAGE WITH AN INSPECTION PIT, and an enclosed, low maintenance rear courtyard garden with established flower beds, backing onto open fields.

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PORCH

Composite door, uPVC double glazed windows and tiled flooring.

HALLWAY

Two built in cupboards, radiator, tiled flooring and stairs to the first floor.

LIVING ROOM

14'11 x 10'11 (4.55m x 3.33m)

uPVC double glazed window, radiator, log burner and wooden flooring.

KITCHEN

18'9 x 8'1 (5.72m x 2.46m)

Two uPVC double glazed windows, fitted wall and base units, five ring gas hob, integral oven, stainless steel double sink and drainer with mixer tap over, integral fridge freezer, plumbing for a dishwasher, two radiators and tiled flooring.

STUDY

6'4 x 8'11 (1.93m x 2.72m)

uPVC double glazed windows, radiator and tiled flooring.

UTILITY ROOM

15 x 6'6 max (4.57m x 1.98m max)

uPVC door, two double glazed windows, fitted wall and base units, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine and a radiator.

GROUND FLOOR WC

WC, radiator and cupboard housing the combi boiler.

FIRST FLOOR LANDING

Two Loft access points and wooden flooring.

BEDROOM ONE

9'8 x 11'7 (2.95m x 3.53m)

uPVC double glazed window, fitted wardrobes, radiator and wooden flooring.

BEDROOM TWO

7'9 x 10'11 (2.36m x 3.33m)

Double glazed window, built in cupboard, radiator and wooden flooring.

BEDROOM THREE

8'9 x 7'5 (2.67m x 2.26m)

uPVC double glazed window, radiator and wooden flooring.

BEDROOM FOUR

6'6 x 9'5 (1.98m x 2.87m)

uPVC double glazed window, radiator and wooden flooring.

BEDROOM FIVE

6'10 x 7'9 (2.08m x 2.36m)

uPVC double glazed window, radiator and wooden flooring.

BATHROOM

11'2 x 6'10 (3.40m x 2.08m)

uPVC double glazed window, corner bath with mixer tap over, enclosed corner shower cubicle with wall mounted shower fitment, wash basin with mixer tap over, WC with push button flush, double radiator and a ladder style radiator, part tiled walls and wood effect flooring.

WC

WC with push button flush, wash basin and wooden flooring.

EXTERIOR

Tarmac driveway to the front providing ample off road parking, continuing along the side of the property to provide access to the detached garage at the rear. To the rear is an enclosed, low maintenance paved courtyard garden with established flower beds, a greenhouse and a metal shed benefiting from light and power.

DETACHED GARAGE

24'10 x 13'8 (7.57m x 4.17m)

Up and over door, uPVC double glazed window, light and power, inspection pit loft space, and a uPVC service door to the side.

NOTES

Tenure: Freehold

Council Tax Band B

EPC Rating: C

