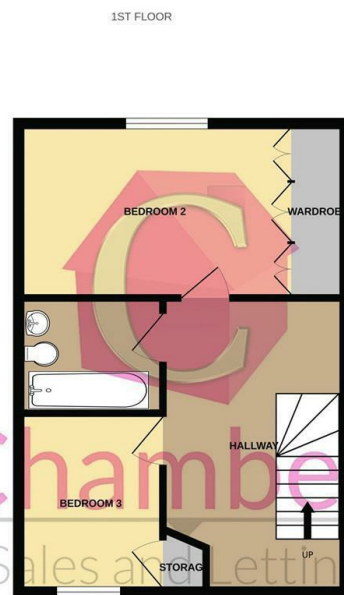




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £325,000
Freehold



This well-presented three-bedroom family home home backs onto a pleasant green and is situated in a cul-de-sac location, within walking distance of Hill Head Beach. The accommodation comprises an entrance hall, a fitted kitchen, and a lounge/dining room overlooking the private rear garden. The first floor offers two bedrooms and a family bathroom, while the second floor features the main bedroom with its own en-suite shower room. Additional benefits include a log burner, updated windows, a garage located in a nearby block, and a fully enclosed rear garden with direct access to the green. To arrange a viewing and avoid disappointment, contact us today on 01329 665700.

Front Door

Into:

Entrance Hall

Textured ceiling, access to understairs cupboard, aminate flooring, radiator. Doors to:

Kitchen

9'10" x 6'3" (9'10" x 6'3") (3.02 x 1.93 (3.012 x 1.919))

Skimmed ceiling with inset spot lighting, double glazed window to front elevation, a range of wall and base units with worktops over, inset stainless steel sink and drainer, fitted oven, electric hob with extractor over, space and plumbing for a washing machine and a slimline dishwasher, space for fridge/freezer, concealed wall mounted boiler, laminate flooring, part tiled walls.

Lounge/Dining Room

13'5" x 12'4" (13'5" x 12'5") (4.11 x 3.78 (4.104 x 3.796))

Textured ceiling, double glazed window to rear elevation, double glazed patio door into garden, television aerial point and internet point, featured log burner, radiators x 2.

First Floor Landing

Skimmed ceiling, stairs to second floor, Doors to:

Bedroom 2

10'9" x 10'4" (10'9" x 10'4") (3.30 x 3.15 (3.299 x 3.150))

Skimmed ceiling, double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

8'11" x 6'9" (2.74 x 2.06)

Textured ceiling, double glazed window to front elevation, built in storage cupboard, radiator.

Bathroom

6'5" x 6'2" (6'5" x 6'1") (1.98 x 1.88 (1.972 x 1.868))

Skimmed ceiling with inset spotlighting, W/C, pedestal wash hand basin, panel bath with mixer taps and hand held shower over, heated towel rail, part tiled walls, tiled floor, extractor.

Second Floor Landing

Access to eaves, Velux window, Door to:

Bedroom 1

10'4" x 9'10" (10'4" x 9'11") (3.15 x 3.02 (3.160 x 3.027))

Skimmed ceiling with inset spotlighting, double glazed window to rear elevation, fitted wardrobe, radiator.

En-suite

6'0" x 5'8" (6'0" x 5'8") (1.83 x 1.75 (1.830 x 1.740))

Skimmed ceiling, double glazed velux style window, single shower cubicle with hand held shower over, W/C, pedestal wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor.

Outside

Front Garden

A pleasant front garden laid to gravel, shrub borders, with pathway leading to front door.

Rear Garden

A fully enclosed rear garden mainly laid to lawn and gravel and patio with path leading to shed and a pedestrian rear gate for access to the green.

Garage

Up and over door, garage situated in a near by block within the cul-de-sac.

