

Willsland Close, **Kenton**, EX6 8NX



Situated off a private road in a small cul de sac is this spacious 3 double bedroom detached home with good size front and rear gardens, garage, driveway and no onward chain.

FREEHOLD, COUNCIL TAX BAND - E (Improvement indicator YES), EPC - C. EPC - C.

£550,000

01626 862379

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FRASER & WHEELER

FRONT DOOR TO

ENTRANCE HALL

Radiator, storage cupboard, doors to the principal rooms and arch to:

SITTING ROOM

A lovely light room with double glazed patio door and windows to the front, 3 further windows to the side, 2 radiators, fire place and wall light points.

KITCHEN/DINING ROOM

Modern matching base and eye level units with roll top work surfaces, sink with drainer and mixer tap, hob with extractor hood over, eye level double oven, plumbing for a dishwasher and washing machine, space for a fridge freezer, radiator, space for a good size table and chairs, double glazed patio door leading to the rear garden.

STUDY

Double glazed window to the side, door and window leading to the rear of the property, stairs leading up to the main bedroom.

BEDROOM 2

Radiator, double glazed window to the front and side of the property.

BEDROOM 3

Double glazed window to the side of the property, radiator and fitted storage cupboard.

BATHROOM

A spacious family bathroom with suite comprising dual wash hand basins, shower enclosure, low level WC, radiator. Double glazed window to the rear, base and eye level storage units.

MAIN BEDROOM

A fantastic spacious room with 2 radiators, Velux window and dormer window to the front, 2 windows to the rear, spot lights and doors to:

EN SUITE BATHROOM

Modern white suite comprising bath with shower and glass screen over, WC, bidet, wash hand basin with storage below, spot lights, obscure double glazed window to the rear and extractor fan.

DRESSING ROOM

A good size dressing with dormer window to the front and spot lights.





OUTSIDE

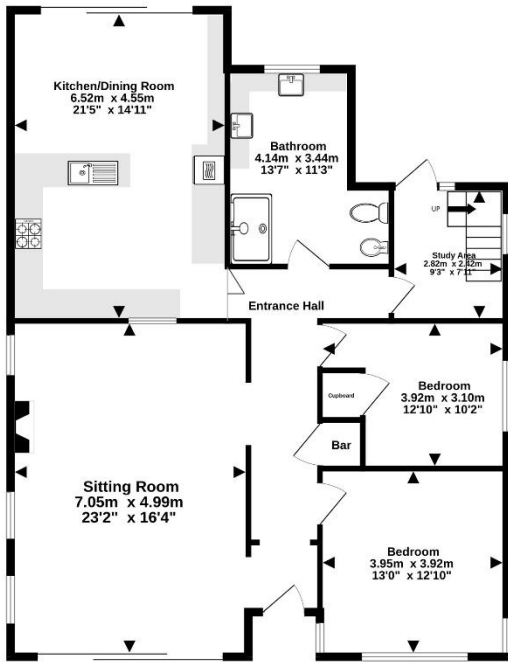
The property is well situated off a private road with driveway to the front leading to the garage and path to the front door. The front garden is level and has many established plants trees and shrubs. The rear garden is a real feature of the property and is mainly laid to lawn again with many established plants trees and shrubs.

GARAGE

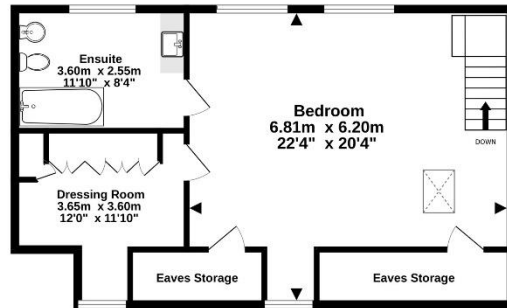
Power and light connected, door to the side, window to the rear, up and over door.



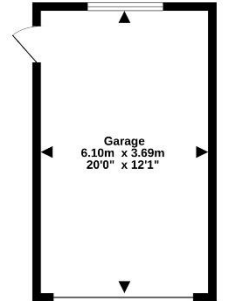
Ground Floor
124.3 sq.m. (1336 sq.ft.) approx.



1st Floor
63.0 sq.m. (678 sq.ft.) approx.



Garage
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 209.7 sq.m. (2257 sq.ft.) approx.

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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