





£435,000

Set in a highly sought after development close to excellent local amenities and within catchment to popular schools, this three bedroom family home is well equipped, comprising lounge, dining room, downstairs WC, ensuite to the main bedroom and a family bathroom. Additionally, the property boasts a private rear garden, garage and parking. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Property Description

ENTRANCE PORCH

Storm porch, front door to:

ENTRANCE HALL

Wood effect flooring, radiator, stairs rising to first floor. Doors to WC & living room.

CLOAKROOM

Frosted double glazed window to front aspect, low level WC, wall mounted wash hand basin, tiled floor, radiator.

LOUNGE

Double glazed window to front aspect, radiator. Door to:

DINING ROOM

Double glazed sliding doors to rear aspect, wood effect flooring, radiator. Door to:

KITCHEN

Double glazed window to rear aspect, radiator. Range of floor standing and wall mounted units with roll edged worktops over, composite one and a half bowl sink with drainer, integrated gas hob, integrated oven, space for fridge freezer, washing machine and dishwasher.

LANDING

Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect, range of built in wardrobes and storage cupboard, radiator.

ENSUITE

Frosted double glazed window to front aspect, low level WC, pedestal hand wash basin, shower cubicle. Tiled walls and flooring, radiator, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect, radiator.

BEDROOM THREE

Double glazed window to rear aspect, radiator.

BATHROOM

Frosted double glazed window to side aspect, low level WC, pedestal hand wash basin, panel bath. Part tiled walls, tiled floor, radiator, extractor fan.

OUTSIDE

FRONT GARDEN/PARKING

Low maintenance shingled area, pathway leading to block paved driveway parking for one car, garage with up and over door.

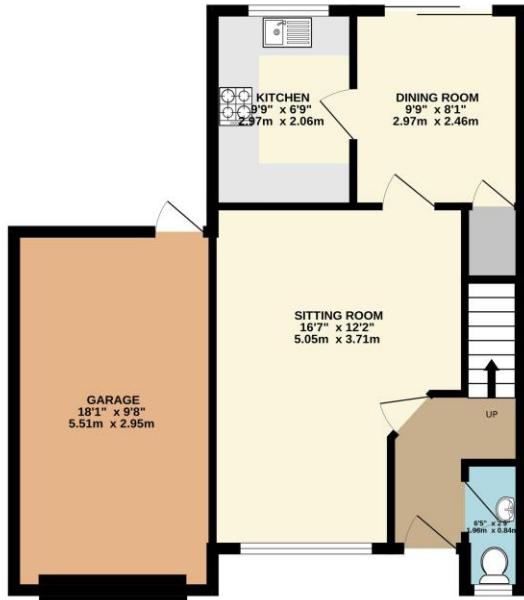
REAR GARDEN

Mainly laid to lawn with patio and additional decking area. Gated side access, personal door to garage, outside tap and lighting.

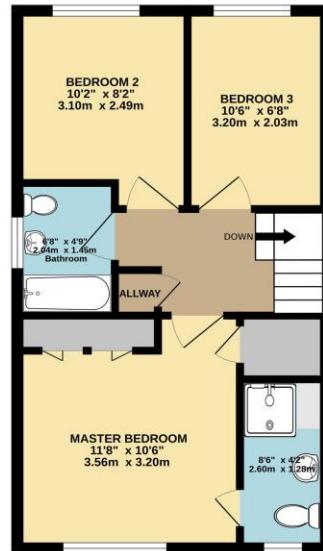
COUNCIL TAX BAND: E

EPC RATING: D

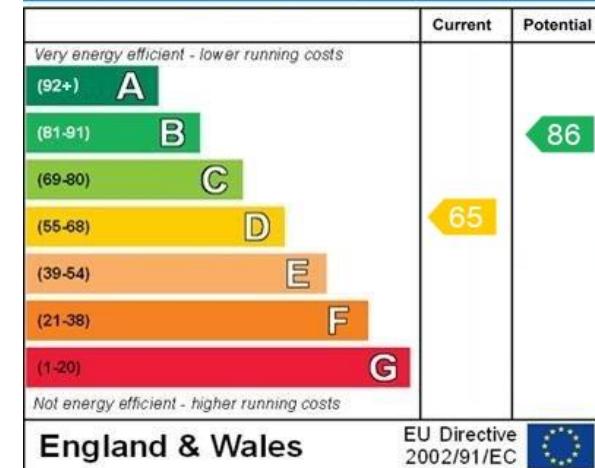
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



Energy Efficiency Rating



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) 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 floorplan is a computer generated image and has not been tested and no guarantee as to their operability or efficiency can be given.
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