

SIMPLY GREEN





Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

- Five bedrooms
- Semi-detached property
- Front and rear gardens
- Driveway with parking for multiple vehicles
- Close to local schools
- Convenient for local amenities
- Spacious and versatile family accommodation
- Garage
- Freehold
- Council Tax Band D

Property Type: Semi Detached House

Council Tax Band: D

Tenure: Freehold

Spacious Five Bedroom Semi-Detached Family Home with Gardens and Ample Off-Road Parking

A spacious and versatile five bedroom semi-detached property, offering generous accommodation with three reception rooms, making it an ideal family home with plenty of space for entertaining, relaxing and working from home.

The property benefits from front and rear gardens, providing outdoor space for families to enjoy, along with a large driveway offering off-road parking for multiple vehicles.

Situated close to a range of local schools, shops and amenities, the property is conveniently positioned for everyday family life.







Ground Floor

The dining room is situated just off the hallway and benefits from a large window, allowing plenty of natural light to fill the room. This is a versatile space which provides an ideal setting for family meals, entertaining guests or enjoying more formal dining.

Continuing through the property, you arrive at the modern contemporary kitchen. The kitchen has been designed to make good use of the available space and enjoys views across the rear garden, allowing plenty of natural light into the room. The kitchen also provides access to a separate utility room, which offers useful additional storage and practical space for everyday household needs.

Returning to the hallway and situated to the opposite side is the main front living room. This spacious reception room benefits from a large window which allows an abundance of natural light into the room, while an electric fireplace provides an attractive focal point and adds to the welcoming feel of the space.

The property further benefits from a second reception room, providing valuable additional living accommodation and offering a variety of potential uses depending on the needs of the new owners. The room features French doors which open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. This would make an ideal family room, playroom, entertaining space or additional lounge.

With three separate reception rooms in total, the property offers an excellent degree of flexibility and provides plenty of space for different aspects of family life.

First Floor

The principal bedroom is positioned at the front of the property and is a bright and comfortable room, benefiting from a large window which allows plenty of natural light into the space. The bedroom also features fitted wardrobes, providing useful built-in storage.

There are two further double bedrooms, with one positioned at the front of the property and another to the rear. Both provide useful additional accommodation and, together with the principal bedroom and smaller double room, give the property excellent flexibility for a larger family.

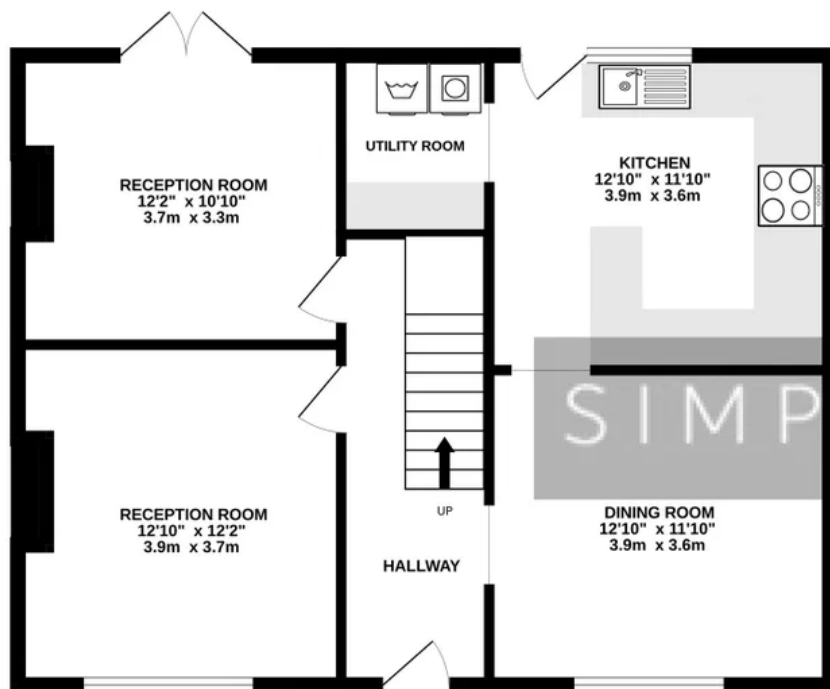
The first floor benefits from two bathrooms. One bathroom comprises a shower, WC and wash basin, providing a practical showering facility. The second bathroom features a bath, WC and wash basin, giving the household the benefit of both a separate shower and bath.

Anti-Money Laundering (AML):

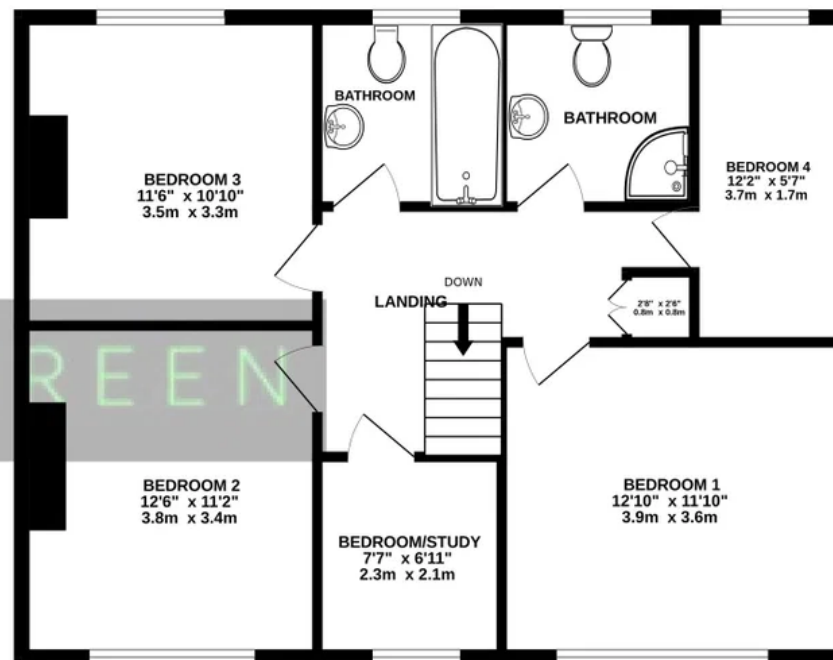
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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 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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QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



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WE CAN HELP THERE TOO.**

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