





£325,000

Located in the popular Poets Estate is this extended three-bedroom semi-detached family home offered with NO CHAIN. The property comprises lounge with open fireplace, kitchen/diner, utility room, downstairs shower room, conservatory and upstairs shower room. Externally you have both front and rear gardens with further benefits of a garage and ample off road parking.

Property Description

ENTRANCE

Frosted single glazed wooden door, two single glazed windows to entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, doors to lounge and kitchen/diner.

SHOWER ROOM

Frosted double glazed window to rear aspect. Part tiled walls, shower cubicle with electric shower, wash hand basin, low level w.c.

LOUNGE

Double glazed bay window to front aspect. Electric feature fireplace, radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to side aspect.

KITCHEN/DINER

Double glazed window to side aspect, frosted double glazed door to side. Range of wall mounted and floor standing units with square edge work surface over, stainless steel sink with mixer tap, part tiled walls, integrated double oven and gas hob with extractor hood over, space for fridge/freezer, door to utility room.

UTILITY

Double glazed windows to side and rear aspects. Wall and floor standing units, space for washing machine, tumble dryer and dishwasher, door to side aspect.

LANDING

Double glazed window to side aspect. Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed bay window to front aspect. Built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM

Frosted double glazed windows to side and rear aspects. Storage cupboard housing wall mounted boiler, heated towel rail, electric shower cubicle, low level w.c., wash hand basin, fully tiled walls.

OUTSIDE

GARAGE & PARKING

Up and over door, door to side, hardstanding driveway providing off road parking leading to garage.

FRONT GARDEN

Open to rear garden, laid to lawn, bush border, enclosed by brick wall, pathway to front door.

REAR GARDEN

Laid to lawn with patio area, enclosed by timber fencing panels, mature trees, shed, flower and shrub border, side gated access, outside tap.

GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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 for any prospective purchases. 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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