



Daffodil Crescent, Forge Wood
£450,000

**MANSELL
McTAGGART**
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- An upgraded and well-designed three-bedroom semi-detached family home
- Entrance hall with bespoke fitted storage units under the stairs cupboard - Cloakroom
- Fitted kitchen/breakfast room with integrated appliances
- Spacious, light, and airy living room with double patio doors overlooking a south-facing rear garden
- Three double bedrooms, some with fitted wardrobes- Family bathroom
- Off street parking for three cars, side access to an attractive south-facing rear garden
- Council Tax Band 'D' and EPC 'B'

An attractive and well-designed three-bedroom semi-detached family home built in 2018, located in the popular Forge Wood development.

The entrance hall is of a good size, with bespoke shelving units, front door, and additional space for shoes and coats. There is a downstairs cloakroom with a low level WC, wash hand basin, and is party tiled. (There is scope to add an additional shower STPP). The kitchen/breakfast room is fitted with an attractive range of wall and base units, sink unit, roll top work surfaces over, gas hob, electric oven, space for fridge/freezer, washing machine, integrated dishwasher, part tiled walls and space for a four-seater table.

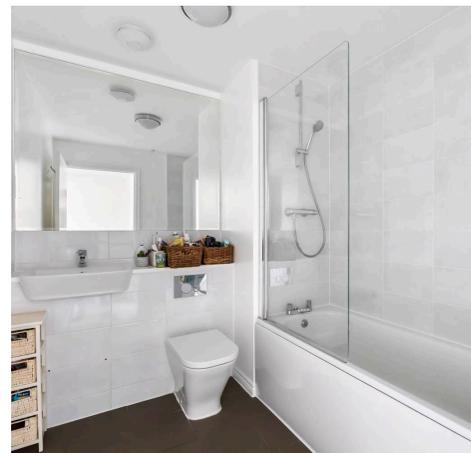




The living room is situated to the rear of the property, and the patio doors overlook the attractive south-facing landscape garden. This room has plenty of space for 2x3-seater sofas and freestanding furniture.

Heading upstairs, the first-floor landing gives access to all three bedrooms, the family bathroom, and the loft. Bedroom one is a good-size double with plenty of space for a king-size bed and fitted wardrobes. Bedrooms two and three are also good doubles, with fitted wardrobes in bedroom two. The bathroom is fitted with a panel bath and a separate shower unit, pedestal wash hand basin, low level WC, extractor fan, heated towel rail and recessed spotlights.

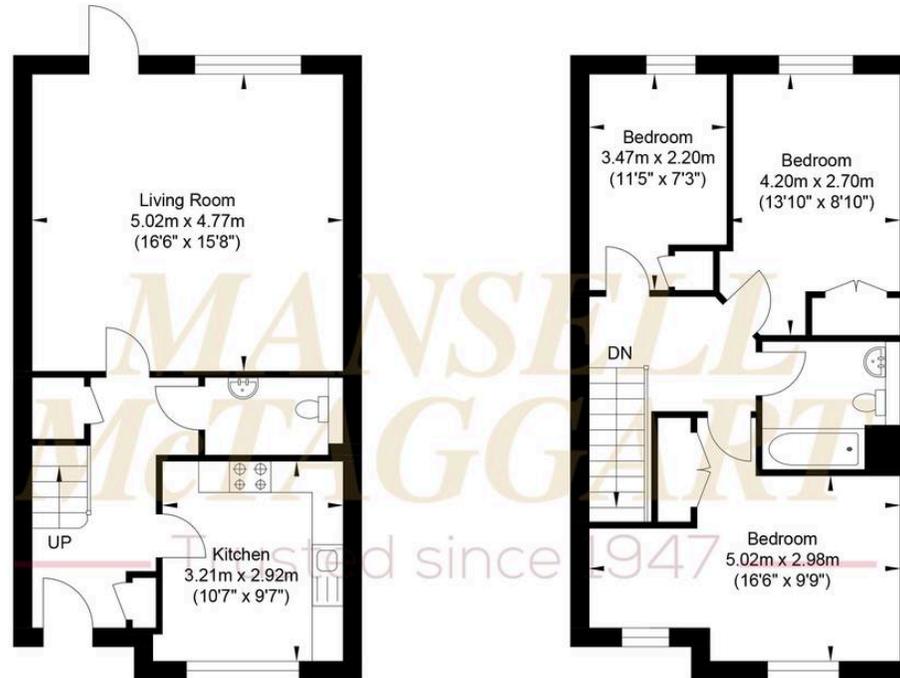
Outside, the property has attractive flowerbeds with a pathway leading to the front door. There is parking for three cars with side access leading to a south-facing rear garden mainly laid to patio and artificial lawn with a newly built metal pergola.



Agents Note:

There is an annual Service Charge of £280.

Daffodil Crescent



Ground Floor
Approximate Floor Area
499.44 sq ft
(46.40 sq m)

First Floor
Approximate Floor Area
499.44 sq ft
(46.40 sq m)

Approximate Gross Internal Area = 92.8 sq m / 998.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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