




SETHS
THINK PROPERTY...THINK SETHS

Edgefield Close
Off Bellflower Road, Hamilton

Price £265,000
www.seths.co.uk



*** IDEAL FAMILY HOME - NO CHAIN ***

Well presented DETACHED house located off Bellflower Road.

The accommodation comprises entrance hall, cloakroom, lounge, kitchen / diner, utility room, three bedrooms (MASTER WITH EN-SUITE) and a family bathroom. The property benefits from gas fired central heating, PVCu double glazed, well presented rear garden, driveway to the front with space for two cars and a single garage.

Viewing by appointment only.

GROUND FLOOR

ENTRANCE HALL

PVCu double glazed door to front aspect, wooden flooring, door access to understairs storage cupboard and radiator.

CLOAKROOM

PVCu double glazed window to front aspect, wooden flooring, close coupled w.c., pedestal wash hand basin and radiator.

LOUNGE

12' 02" x 10' 06" (3.71m x 3.2m) PVCu double glazed window to front aspect, wooden flooring, television point, gas fireplace with surround and radiator.

KITCHEN/DINER

21' 01" x 8' 09" (6.43m x 2.67m) Well presented kitchen / diner with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, 1 & ½ bowl sink with drainer and mixer, integrated four ring gas hob with pull out extractor over, majority tiled walls, space for fridge freezer, space for tumble dryer, space for dishwasher, tiled flooring, recessed ceiling spotlights, space for six seater dining table, radiator, PVCu double glazed window to rear aspect and PVCu double glazed doors to garden area.

UTILITY ROOM

6' 04" x 4' 08" (1.93m x 1.42m) Fitted base unit with round edged worktop over, tiled flooring, access to gas combination boiler, plumbing for washing machine, radiator and PVCu double glazed door to garden area.

FIRST FLOOR

LANDING

Carpeted and access to airing cupboard.

BEDROOM 1

13' 05" x 10' 02" (4.09m x 3.1m) PVCu double glazed window to front aspect, carpeted, fitted cupboard and radiator. With access to :

SHOWER EN-SUITE

Fitted shower cubicle with shower over, pedestal wash hand basin, high level flush w.c., extractor fan, radiator and obscure PVCu double glazed window to side aspect.

BEDROOM 2

11' 01" x 10' 08" (3.38m x 3.25m) PVCu double glazed window to rear aspect, fitted cupboards, carpeted and radiator.

BEDROOM 3

10' 02" x 9' 09" (3.1m x 2.97m) PVCu double glazed window to rear aspect, fitted cupboards, carpeted and radiator.

BATHROOM

Panelled bath tub with electric shower over, pedestal wash hand basin, high level flush w.c., majority tiled walls, radiator, extractor fan, radiator and PVCu double glazed window to front aspect.

OUTSIDE

FRONT

Driveway to the front with space for three cars leading to :

SINGLE GARAGE

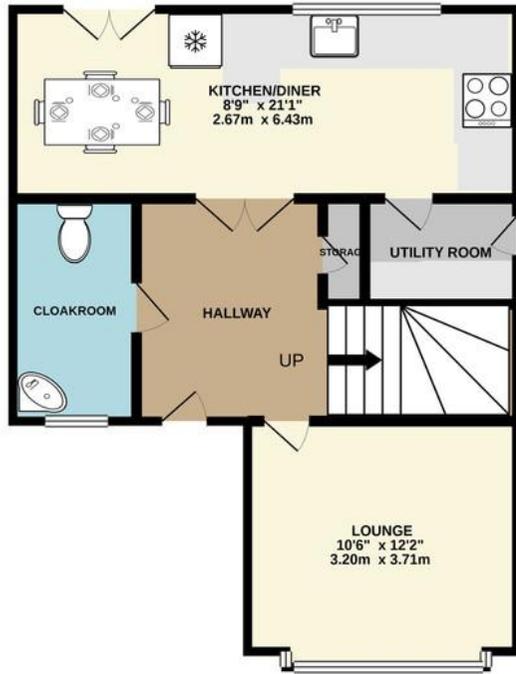
Single garage with space for car and integral door to rear garden.

REAR

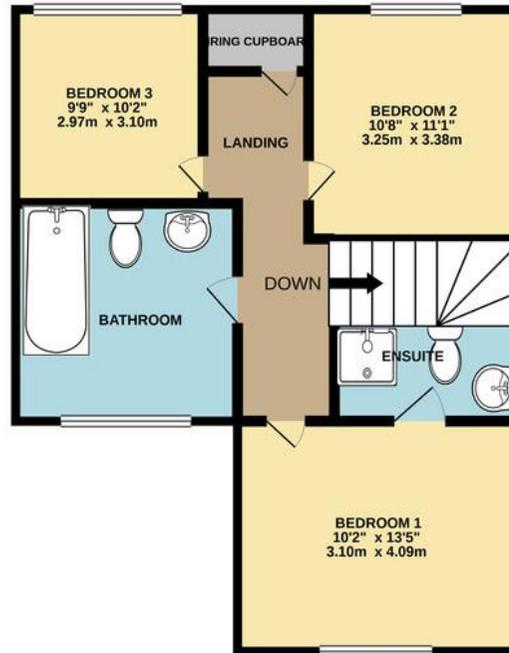
Slabbed patio area, lawned area, secluded by fencing and gated access to front.



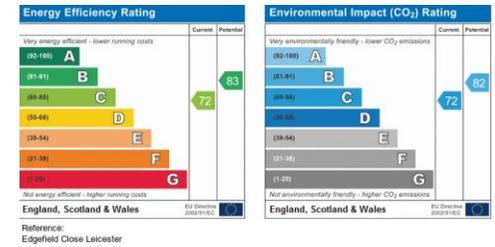
GROUND FLOOR



1ST FLOOR



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



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OFFICE
20 Loughborough Road
Leicester
LE4 5LD

OPENING HOURS
Mon-Fri: 9am-5:30pm
Sat: 10am-1pm

T: 0116 266 9977
E: sales@seths.co.uk
W: www.seths.co.uk

