



*** CORNER PLOT - DETACHED HOUSE -
POPULAR LOCATION ***

Well presented DETACHED situated closely
to local schools and amenities.

The accommodation comprises, entrance porch, entrance hall, through lounge, kitchen, three bedrooms and a bathroom. The property benefits from double glazing, DRIVEWAY with space for two cars, DETACHED SINGLE GARAGE, gas central heating and a well presented FRONT / SIDE / REAR GARDENS.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect with door to :

ENTRANCE HALL Door to front aspect, staircase off, laminated flooring, radiator and access to under stairs storage cupboard.

THROUGH LOUNGE 27' 00" x 13' 00" (8.23m x 3.96m) Double glazed window to front aspect, gas fireplace with surround, laminated flooring, radiator and double glazed sliding doors to garden area.

KITCHEN 12' 01" x 9' 08" (3.68m x 2.95m) Fitted modern kitchen with base level cupboards and soft close drawers having round edged worktops over, ceiling spotlights, sink with drainer and mixer, gas point for cooker, plumbing for washing



machine, space for dryer, space for fridge freezer, double glazed window to rear aspect and door to garden area.



FIRST FLOOR

LANDING Carpeted, window to side aspect, access to airing cupboard, and access to loft space.

BEDROOM 1 14' 01" x 12' 05" (4.29m x 3.78m)
Double glazed window to front aspect, fitted cupboards, carpeted and radiator.

BEDROOM 2 13' 02" x 12' 08" (4.01m x 3.86m)
Double glazed window to rear aspect, fitted cupboards, carpeted and radiator.

BEDROOM 3 9' 03" x 7' 04" (2.82m x 2.24m)
Double glazed window to front aspect, fitted cupboard, laminated flooring and radiator.

BATHROOM Panelled bath tub with electric shower over, pedestal wash hand basin, high

level flush w.c., radiator, tiled walls and double glazed window to rear aspect.

OUTSIDE

FRONT Driveway to the front with space for one car, leading to single garage.

SIDE Well presented front and side gardens.

REAR Slabbed patio area, lawned area, access to outside w.c, access to outside shed and greenhouse, secluded by fencing.

SINGLE GARAGE Single garage with up and over door.





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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