



No forward chain

Lovely stylish fitted kitchen

Modern family bathroom

Fully refurbished within last 20 months

Spacious open plan lounge/diner

Generously sized front garden, with potential



*****NO FORWARD CHAIN***** First choice move is delighted to offer for sale 34 Cockfield, a well presented three bed property. The property has plenty of living space both inside and out and benefits from being totally refurbished within the last twenty months. Tastefully decorated and ready to move into the property is suited to a wide variety of buyers including First time buyers, couples and growing families. Accommodation briefly comprises of: Hallway, open plan lounge/diner and a stylish fitted kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Externally the property has a generously sized lawn to the front with the potential to add a driveway if desired. To the rear there is a patio area and lawn. Internal viewing is highly recommended.

ACCOMMODATION

Entrance into:

Hallway 12' 10" x 5' 10" (3.91m x 1.78m)

Through a uPVC door with double glazed frosted glass and frosted glass side panel. Power points, telephone point, under-stairs storage cupboard and double panel radiator. Provides access to lounge/diner, kitchen and stairs leading to the first floor landing.

Lounge/diner 21' 11" x 12' 6" (6.68m x 3.81m)

A light and airy lounge diner boasting a log effect electric fire with feature LED display, set within the chimney breast. Satellite connection, double panelled radiator, uPVC double glazed window, allowing lots of natural light and uPVC double glazed French doors opening to the rear garden.



Kitchen 14' 10" x 9' 6" (4.52m x 2.89m)

A stylish fitted kitchen incorporating a range of cream wall and base units with complementary work surface and matching up-stands. Built-in electric oven, separate four ring gas hob, stainless steel splash-back and extractor canopy above. Stainless steel sink, mixer tap and drainer board. Plumbing for washing machine, space for tumble dryer and fridge freezer. Cupboard housing the Baxi combi boiler and a breakfast bar. Double panelled radiator, and two uPVC double glazed windows. Provides access to the front garden via a uPVC door with double glazed frosted glass.



Stairs leading to:

First floor landing

A "L" shaped landing with power points and a uPVC double glazed window. Provides access to all bedrooms, bathroom and the loft.

Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

A modern family bathroom comprising of a "P" shaped bath, curved glass screen and mixer tap with shower attachment. Pedestal hand-wash basin with mixer tap. WC, large chrome heated towel rail, lighting with feature LED's, extractor and two uPVC double glazed windows with frosted glass.

Master bedroom 12' 1" x 11' 6" (3.68m x 3.50m)

A spacious double bedroom benefiting from a built-in storage cupboard, double panelled radiator and a uPVC double glazed window.

Bedroom two 10' 9" x 9' 3" (3.27m x 2.82m)

A double bedroom with a double panelled radiator and uPVC double glazed window.



Bedroom three 8' 10" x 8' 0" (2.69m x 2.44m)

A good sized third bedroom benefiting from a built-in wardrobe, double panelled radiator and uPVC double glazed window.

Exterior

To the front the property enjoys a generously sized, well maintained lawned garden with the potential to add a driveway, gates already fitted. To the rear there is a patio area and low maintenance lawn.

TENURE:

We have been informed by the vendor the property is freehold.

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NOTE

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