





Ground Floor

**Entrance Hall**

Enter the property via a composite/double glazed door to the side aspect and having a ceiling light point, carpeted flooring, an under-stairway storage cupboard and a door opening to the lounge.

**Lounge**

**11' 4" x 15' 5" (3.45m x 4.70m)**

Having two uPVC/double glazed windows one to the side aspect and a bow window to the front aspect, a ceiling light point, a central heating radiator, a television aerial point, carpeted flooring and a door to the dining room.

**Dining Room**

**14' 2" x 7' 5" (4.31m x 2.26m)**

Having uPVC/double glazed French doors to the rear aspect opening to the garden, a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway to the first floor and an archway to the kitchen.

**Kitchen**

**10' 11" x 7' 5" (3.32m x 2.26m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a one and a half bowl sink with a mixer tap fitted and a drainer unit, tiled splashbacks, an electric built-under oven with a four-burner gas hob and a stainless-steel chimney style extraction unit over, an integrated upright fridge/freezer, tiled flooring and a uPVC/double glazed door to the side aspect opening to the driveway.



## First Floor

### Landing

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, access to the loft space, an airing cupboard, carpeted flooring and doors to the three bedrooms and the family shower room.

### Bedroom One

**11' 5" x 9' 0" (3.48m x 2.74m)**

Having a uPVC/ double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe with double doors.

### Bedroom Two

**11' 1" x 8' 7" (3.38m x 2.61m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe with double doors.

### Bedroom Three

**8' 4" x 6' 1" (2.54m x 1.85m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Family Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a concealed cistern WC, a wash hand basin with mixer tap and under-sink storage, partly tiled walls, laminate flooring and a double width walk-in shower with a thermostatic shower installed.

## Outside

### Garage

Being a detached garage, which has power, lighting and an up/over door.

### Front

Having a large block-paved driveway suitable for parking multiple cars, a lawn, courtesy lighting, various shrubs and bushes, access to the garage and access to the rear garden via a wooden side gate.

### Rear

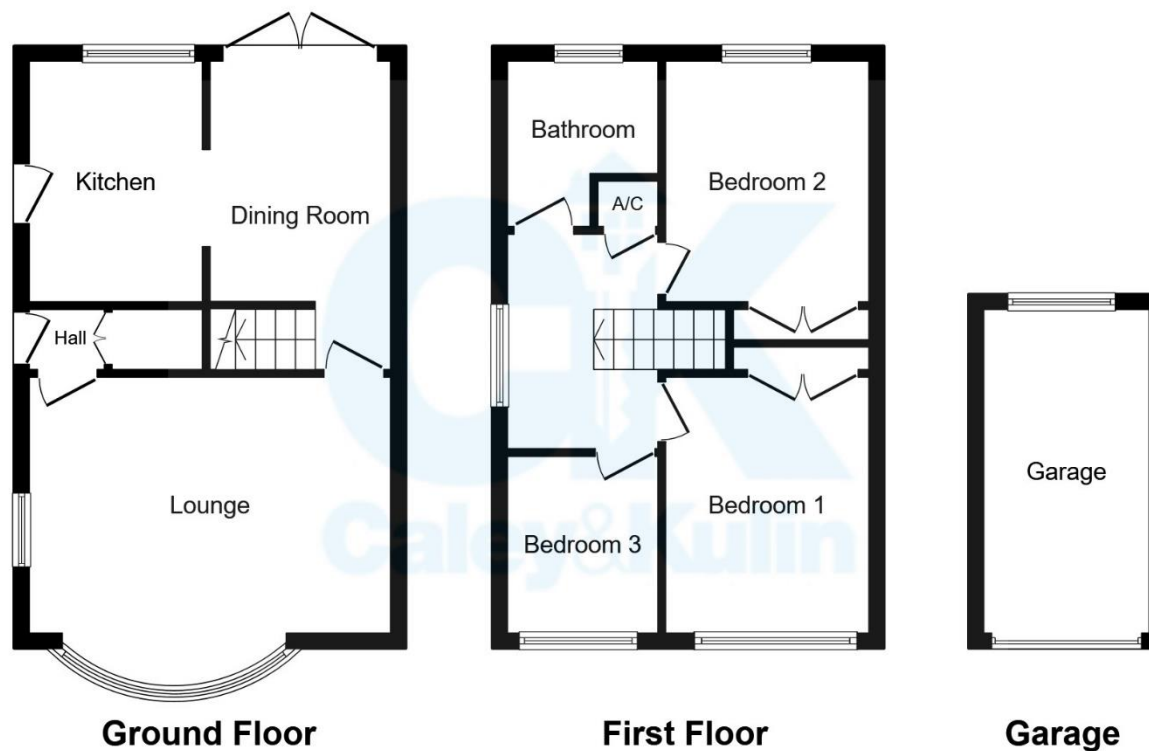
Having a patio seating area, a lawn, security lighting and access to the front of the property via a wooden side gate.







\* A beautifully presented, three bedroom, family home located in a quiet cul-de-sac in a very desirable area \*



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**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1555/001



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