



LAUREL CLOSE, PENKRIDGE



Ground Floor

Entrance Hall

Enter via a composite/double glazed front door and having a ceiling light point, a central heating radiator, tiled flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

16' 0" x 12' 4" (4.87m x 3.76m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a television aerial point and doors opening to a storage cupboard and the kitchen/diner.

Kitchen/Diner

11' 11" x 12' 1" (3.63m x 3.68m)

Being fitted with a range of wall, base and drawer units with granite worksurface over and matching upstands and having two, full height, uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, tiled flooring, an under mounted, one and a half bowl sink with drainer grooves inset into the granite worktop and a mixer tap fitted, an electric oven integrated in a tall cabinet, a four-burner gas hob with a stainless steel, chimney style extraction unit over and a full height granite splashback behind, an integrated dishwasher, an integrated upright fridge/freezer, an opening to the utility area and uPVC/double glazed French doors to the rear aspect opening to the garden.

Utility

Being fitted with base cabinets with granite worksurface over and matching upstands and having ceiling spotlights, tiled flooring, an integrated washing machine and a door opening to the downstairs WC.

Downstairs WC

Having a WC, a wash hand basin with a tiled splashback, an extraction unit, tiled flooring, ceiling spotlights and a central heating radiator.



First Floor

Landing

Having a ceiling light point, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

Bedroom One

11' 4" x 10' 10" max (3.45m x 3.30m max)

Having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a built-in wardrobe and a door to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, tiled flooring, an extraction unit and a glass shower cubicle with a thermostatic shower installed.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

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

Bedroom Three

12' 4" x 7' 0" (3.76m x 2.13m)

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

Family Bathroom

Having an obscured uPVC/double glazed to the side aspect, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, tiled flooring, an extraction unit and a bath with a mixer tap fitted which has a hand-held shower head.



Outside

Front

Having a tarmac driveway, a lawn, courtesy lighting, a storm porch over the front entrance, various shrubs and bushes and access to the rear of the property via a wooden side gate.

Rear

Being mainly lawn and having a wooden shed, courtesy lighting, a cold-water tap and access to the front of the property via a wooden side gate.



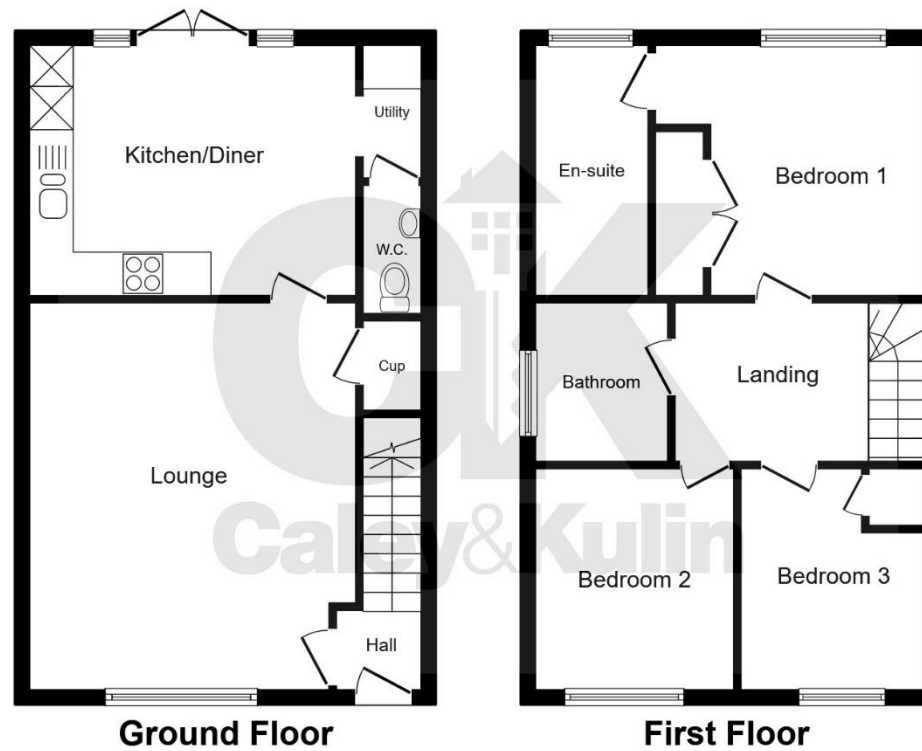






* An immaculately presented, three-bedroom home located on a very desirable residential estate *

* Brand new in October 2021 *



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Council Tax Band: C

EPC Rating: B

Tenure: Freehold

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