



WATER MEADOW WAY, WHEATON ASTON



## Ground Floor

### Entrance Hall

Enter via a composite/partly double glazed front door and having a carpeted stairway to the first floor, a ceiling light point and a door opening to the lounge.

### Lounge

**14' 6" x 13' 6" (4.42m x 4.11m)**

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

### Kitchen/Dining Room

**17' 0" x 9' 1" (5.18m x 2.77m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, a built-under electric oven with a four burner gas hob and a stainless steel chimney style extraction unit over and a stainless steel splashback behind, space for an upright fridge/freezer, plumbing for a washing machine, vinyl flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

### Downstairs WC

Having a ceiling light point, a central heating radiator, vinyl flooring, a WC, a wash hand basin with a mixer tap fitted and an extraction unit.



## First Floor

### Landing

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

### Bedroom One

**12' 4" x 11' 1" (3.76m x 3.38m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a fitted wardrobe with sliding mirror doors and a door opening to the en-suite shower room.

### En-suite Shower Room

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

### Bedroom Two

**11' 4" x 9' 2" (3.45m x 2.79m)**

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

### Bedroom Three

**11' 4" x 7' 5" (3.45m x 2.26m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, vinyl flooring, a WC, a wash hand basin with a mixer tap fitted and a bath with a mixer tap fitted, a thermostatic shower over and a folding glass shower screen installed.

## Outside

### Front

Having a tarmac driveway, a lawn, a storm porch over the front entrance, a pathway leading to the front entrance which has decorative gravel borders each side and access to the rear of the property via a wooden side gate.

### Rear

A sizeable garden which is mainly lawn and has a patio area, a wooden shed, courtesy lighting and access to the front of the property via a wooden side gate.

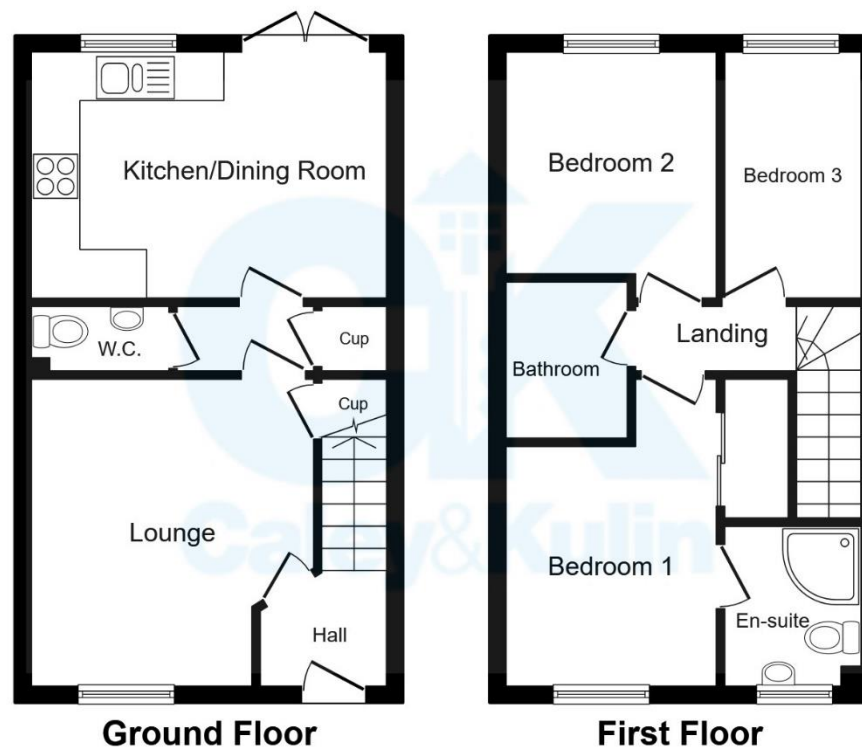








\* An immaculately presented family home located on a very desirable residential estate \*



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**Council Tax Band:** D

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK1427/001



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