

Tucked away at the end of a cul de sac and enjoying delightful views over the park, is this three bedroom link detached property. Benefits include en-suite facilities to the main bedroom and ample off road parking. Offered for sale with no forward chain.

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Hall:-

Coved ceilings, stairs to first floor, radiator, UPVC double glazed window to side elevation.

Cloakroom:-

Obscured, UPVC double glazed window to front elevation, wall mounted fuse box, close coupled WC, pedestal wash hand basin, radiator.

Lounge:- 18' 5" x 12' 1" (5.61m x 3.68m) maximum measurements

Coved ceilings, UPVC double glazed window to front elevation, two radiators, under stairs storage cupboard, living flame gas fire with marble surround, door to:

Dining Room:- 11' 1" x 7' 11" (3.38m x 2.41m)

Coved ceilings, UPVC double glazed double opening doors to rear garden, laminate flooring, radiator, door to:

Kitchen:- 11' 0" x 7' 2" (3.35m x 2.18m)

Inset spot lighting, UPVC double glazed window and door to rear elevation, radiator, fitted with a modern range of base cupboards and matching eye level units, roll top work surfaces, tiled splash back, one and a half bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, electric oven with gas hob and extractor hood over, further extractor fan, space for fridge.

First Floor Landing:-

Coved ceilings, access to loft space, cupboard housing heating system.

Bedroom One:- 13' 8" x 8' 4" (4.16m x 2.54m) plus wardrobes

Coved ceilings, UPVC double glazed window to front elevation with delightful views over the park, fitted wardrobes with hanging space and shelving, radiator, door to:

En Suite:-

Close coupled WC, pedestal wash hand basin, tiled double shower cubicle with mains shower, radiator.

Bedroom Two:- 11' 9" x 8' 8" (3.58m x 2.64m)

Coved ceilings, UPVC double glazed window to rear elevation, radiator.

Bedroom Three:- 10' 0" x 6' 7" (3.05m x 2.01m)

Coved ceilings, UPVC double glazed window to rear elevation, radiator.

Bathroom:-

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, extractor fan.

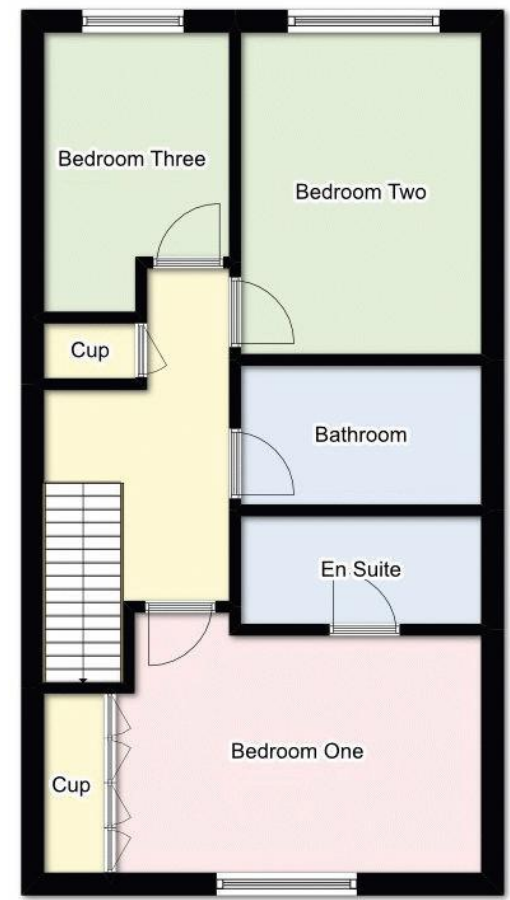
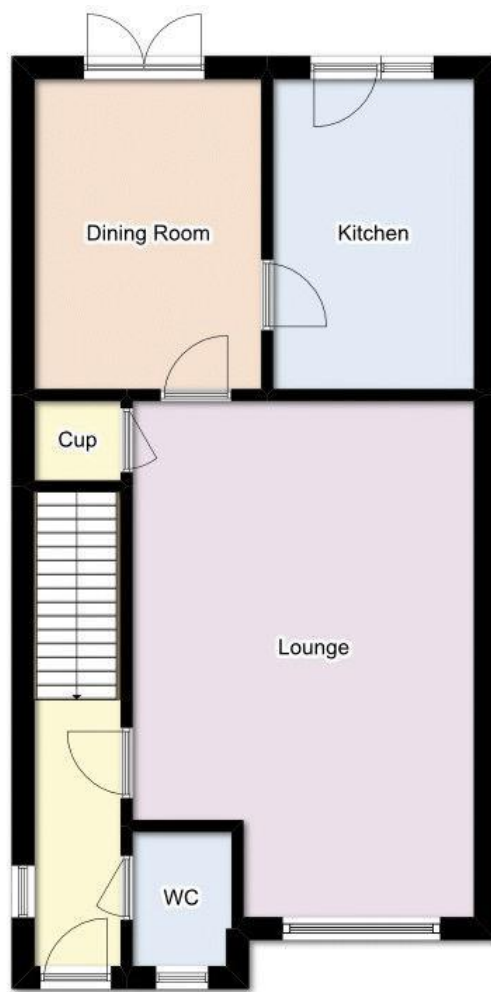
Outside:-

The rear garden is mainly laid to lawn, enclosed by shrubs, courtesy door to garage with up and over door to the front, power and light connected, outside tap, side pedestrian access via gate, outside light. To the front is driveway and shingled garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

		74 C	86 B
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Tenure: Freehold

Council Tax Band: D

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£415,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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