

Enjoying a cul de sac location is this delightful detached three bedroom home benefitting from a pleasant enclosed garden. The property offers an en suite to the master bedroom, off road parking and garage.

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

Entrance Hall:-
Obscured UPVC double glazed window to front elevation, door to;

Lounge:-
14' 5" x 10' 11" (4.39m x 3.32m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, stairs to first floor, radiator, arch to;

Dining Room:-
11' 0" x 8' 1" (3.35m x 2.46m)
Coved ceiling, UPVC double glazed double opening doors to garden, radiator, door to;

Kitchen:-
11' 5" x 8' 2" (3.48m x 2.49m) maximum measurements
UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, rolltop worksurface, single drainer sink unit with mixer tap, space for oven, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, radiator.

First Floor Landing:-
Airing cupboard housing gas combination boiler.

Bedroom One:-
14' 4" x 10' 3" (4.37m x 3.12m) maximum measurements
UPVC double glazed window to rear elevation, radiator, door to;

En Suite:-
8' 1" x 3' 0" (2.46m x 0.91m)
Obscured UPVC double glazed window to rear elevation, low level WC, wall hung wash hand basin, shower unit with mains shower, radiator.

Bedroom Two:-
10' 11" x 8' 3" (3.32m x 2.51m)
UPVC double glazed window to front elevation, radiator.

Bedroom Three:-
8' 5" x 8' 2" (2.56m x 2.49m)
UPVC double glazed window to front elevation, radiator.

Bathroom:-
8' 1" x 5' 9" (2.46m x 1.75m)
Obscured UPVC double glazed window to rear elevation, low level WC, panelled bath with mixer tap and hand shower attachment, pedestal wash hand basin, shaver socket, extractor fan, radiator.

Outside:-
The rear garden is enclosed by brick wall and wooden panelled fencing, large patio area, mainly laid to lawn, established shrubs to borders, side pedestrian access to the front of property. To the front of the property there is a block paved driveway providing access to garage with up and over door, power connected.





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offers Over £370,000

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DRAFT DETAILS

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