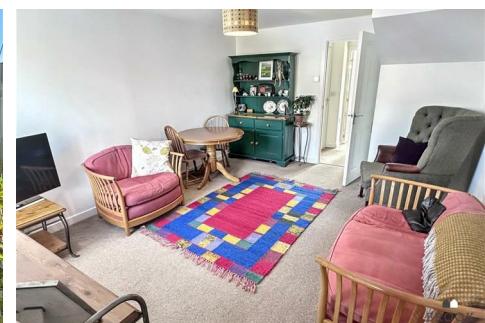




BROOK GAMBLE



30 Mallow Drive, Stone Cross, BN24 5GR

£309,950

Located in popular Stone Cross and built in recent years by Persimmon, this extremely well presented modern townhouse is arranged over three floors with bright spacious accommodation throughout. The property benefits from an en-suite to the master bedroom and access to the southerly facing rear garden from the kitchen/breakfast room. With the addition of two off street parking spaces, an early appointment to view is highly recommended. Sole Agents.

Entrance Hall

Front door opening into Entrance Hall; with radiator. Vinyl flooring. Inner door to:

Lounge 14'9" x 11'11" (4.50 x 3.63)

Under stairs storage cupboard. Radiator. uPVC double glazed window to front.

Cloakroom/WC

Low flush WC. Pedestal wash basin. Radiator. Extractor fan.

Kitchen/Breakfast Room 11'11" x 8'5"

(3.63 x 2.57)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating 4 ring gas hob with cooker hood above and electric oven below. Space and plumbing for dishwasher, space and plumbing for washing machine, space for firge-freezer. UPVC double glazed window to rear, uPVC double glazed double doors opening onto rear garden.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; with radiator.

Bedroom 2 11'11" x 10'5" (3.63 x 3.17)

(3.18)

Radiator. uPVC double glazed window to front.

Bedroom 3 11'11" x 8'11" (3.63 x 2.72)

Radiator. uPVC double glazed window to rear.

Bathroom/WC 7'10" x 5'11" (2.39 x 1.80)

White suite comprising bath, pedestal wash basin and close coupled WC. Radiator. Part tiling to walls. Extractor fan. Frosted uPVC double glazed window to side.

Second Floor Landing

Stairs, from First Floor landing to Second Floor Landing with eaves storage cupboard.

Bedroom 1 16'7" x 8'6" (5.05 x 2.59)

Radiator. Access to loft space. uPVC double glazed window to front. Door to:

En Suite

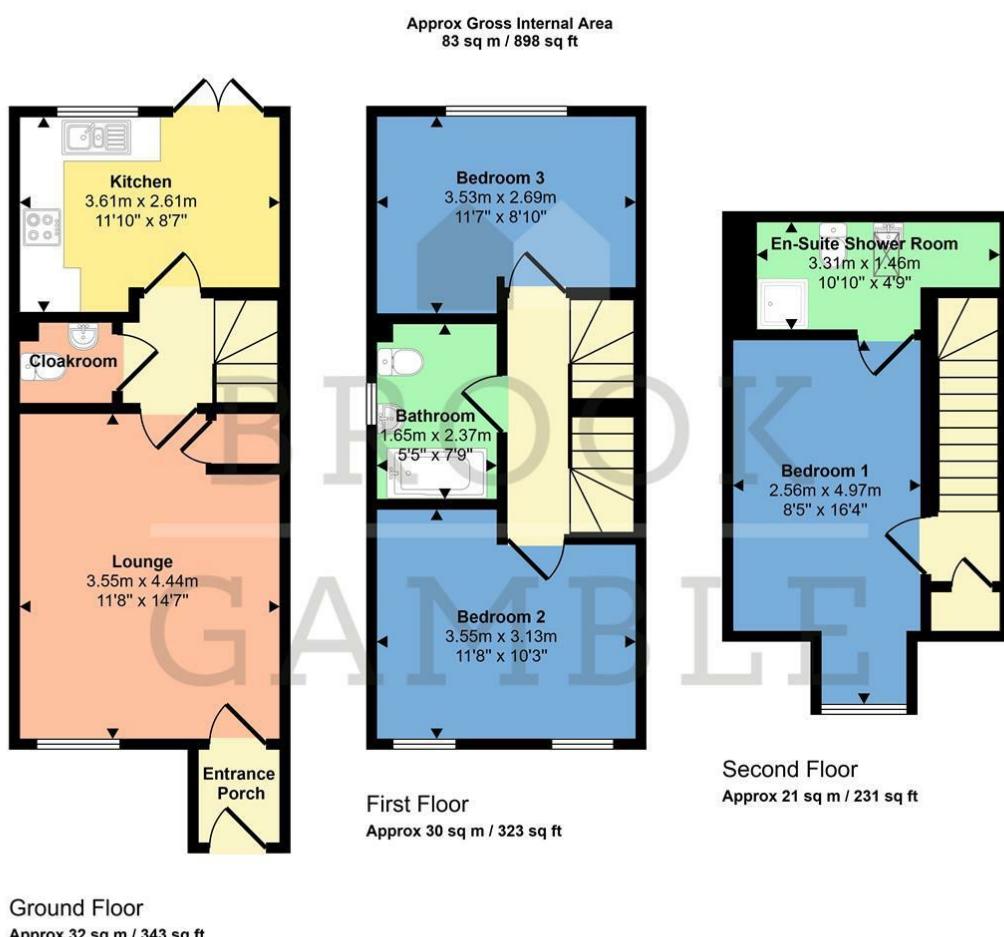
Fully tiled shower cubicle. Low flush WC. Pedestal wash basin. Radiator. uPVC double glazed window to rear.

External

There are two off street parking spaces to the front of the property.

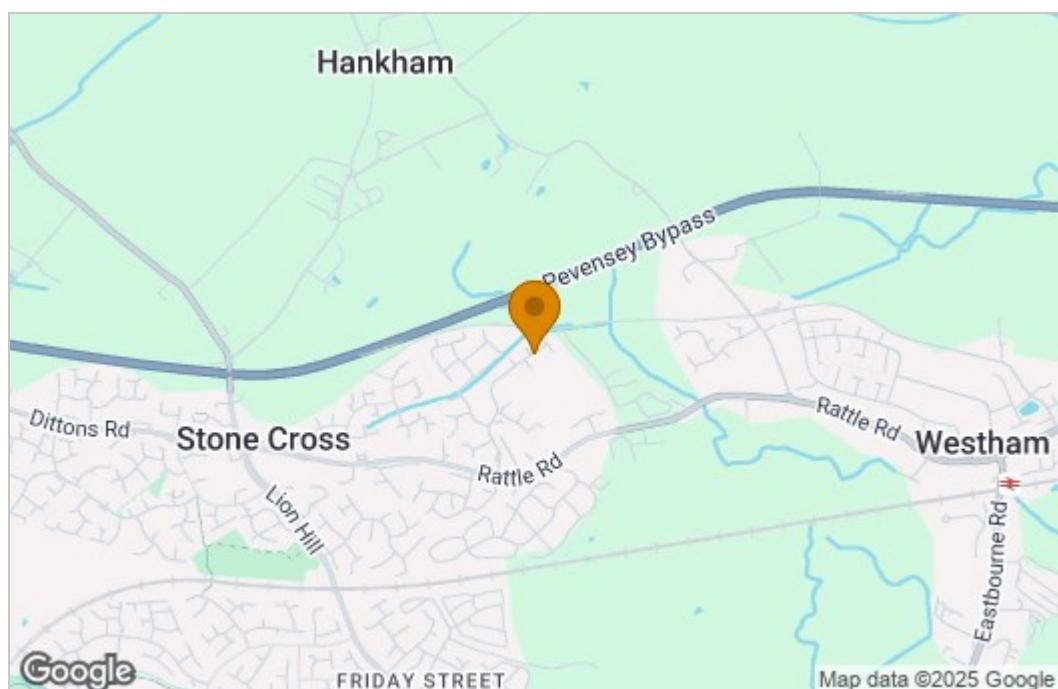
The southerly facing rear garden is laid mainly to lawn with paved patio and path leading to the timber storage shed. The garden is enclosed by timber fencing with a gate for rear access.

Floor Plan

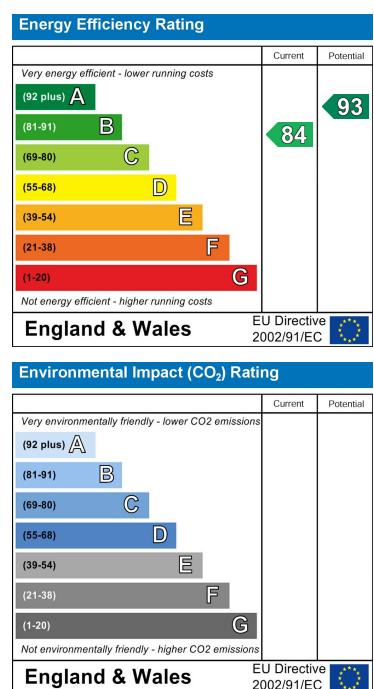


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.