



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 3



Receptions: 2



Gas Central Heating



Single Garage & Parking Space



Enclosed Rear Garden Council Tax Band: D

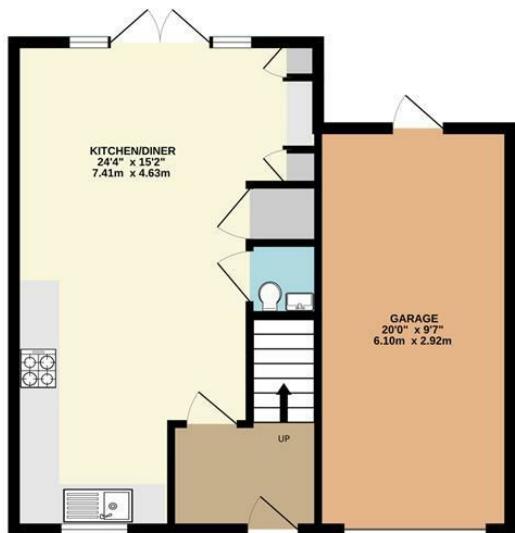


Offers Over £400,000

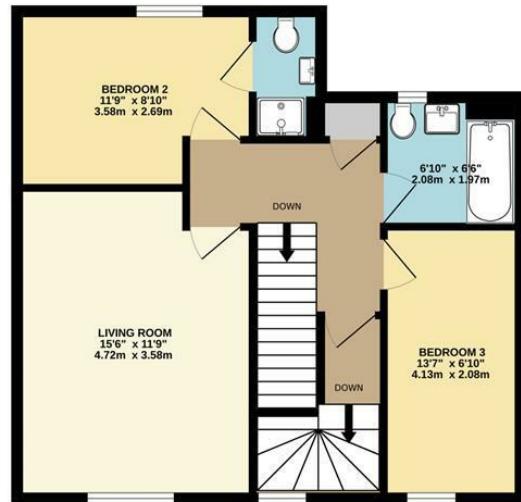
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A beautifully presented and deceptively spacious 3/4 bedroom home occupying a cul-de-sac position within walking distance of Newcourt Train Station

Situated within this modern development, the property provides excellent access to well-regarded local schools, a Spar Shop, a regular bus service, and the major road network surrounding the city.

This contemporary home features versatile, well-proportioned living spaces, ideally suited for modern family life. On the ground floor, there is an open plan kitchen/dining room with French doors that lead out to the rear garden. This sociable dual aspect area includes ample storage, access to a WC, and a kitchen equipped with modern units.

The first floor consists of a living room that may serve as an additional bedroom if necessary, two bedrooms, one of which features an ensuite shower room, in addition to a family bathroom. The second floor boasts the impressive principal bedroom, which is well-appointed and includes a spacious ensuite shower room and a dressing area.

Externally, the property features an enclosed rear garden that offers a good degree of privacy. The garden is primarily laid to lawn, with a patio and a decked seating area. Access is available to the rear of the garage, which is equipped with power and lighting. A parking space for one vehicle is located to the front of the property/garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains electric, gas, water and drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site.  
<https://checker.ofcom.org.uk>

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



