



- Semi Detached House
- Kitchen/Dining Room
- Garden

- 3 Bedrooms
- En-suite Shower Room WC
- Two Car Drive Parking

- Lounge
- Bathroom WC
- NO ONWARD CHAIN

A superbly appointed 3 bedroomed semi detached house, in an excellent location within this recently completed development, with South facing garden and double driveway to the rear of property. Completed around 3 years ago, the Reception Hall, with understair cupboard, leads to the Cloakroom/WC, with wc with concealed cistern and wall mounted wash basin. The Lounge is to the front, whilst the Kitchen/Diner is fitted with a range of high gloss units, sink unit, split level double oven, microwave, 5 ring gas hob with extractor over, integral fridge, freezer and dishwasher, washing machine and bi folding doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC, with wc with concealed cistern, wash basin and drawer storage and double shower enclosure with rainhead and hand held showers. Bedrooms 2 and 3 both enjoy distant views to the rear. The family Bathroom/WC is fitted with a wc with concealed cistern, wall mounted wash basin with storage under and double ended bath with shower attachment.

Externally, there is a small gravel Front Garden area with a block paved double length driveway to the rear. The South Facing Rear Garden with patio and steps down to lawn. This property is pleasantly and conveniently situated, well placed for local amenities, as well as road and public transport links into the city, MetroCentre and other surrounding towns, villages and countryside.

Council Tax Band C

Entrance Hall

Lounge 16'2" x 6'6" (4.946 x 2.005)

Kitchen/Dining Room 16'5" x 9'0" (5.026 x 2.758)

Cloakroom WC

Bedroom 1 11'5" x 10'8" (3.484 x 3.273)

En-suite Shower Room WC

Bedroom 2 9'2" x 9'1" (2.817 x 2.786)

Bedroom 3 9'2" x 6'11" (2.815 x 2.123)

Bathroom WC





Energy Performance: Current B Potential A

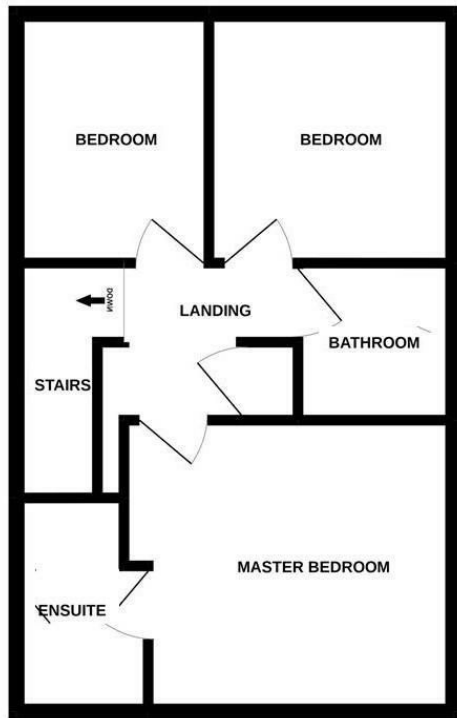
Council Tax Band:

Distance from School:

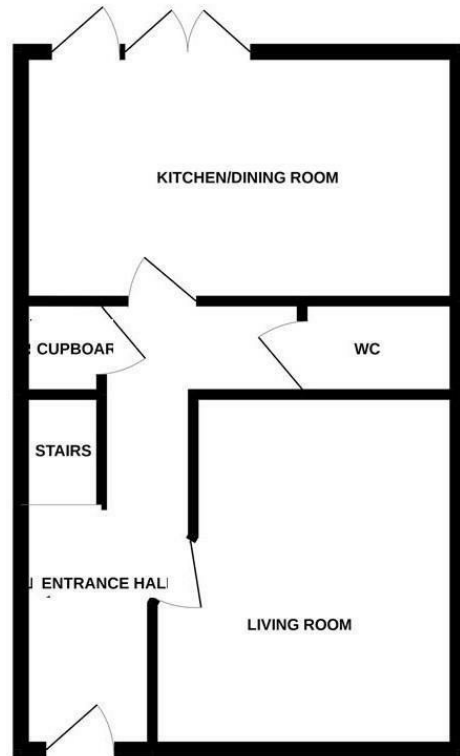
Distance from Metro:

Distance from Village Centre:

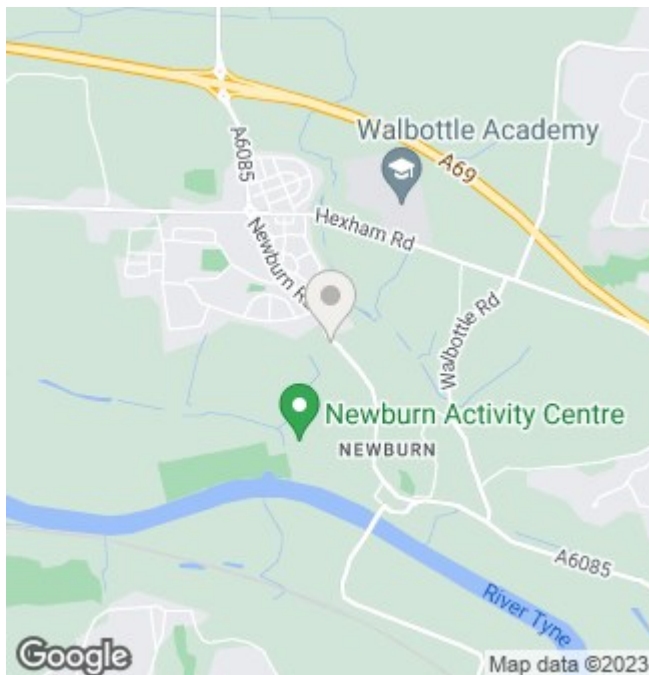
1ST FLOOR



GROUND 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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