



- 3 Bed Detached House
- Lounge with Bay
- Attached Garage
- Great Family House

- Fabulous Position on Sought After Estate
- Breakfasting Kitchen with French Doors
- Front, Side & Rear Gardens

- Cloaks/WC
- Family Bathroom & En Suite
- Pleasant Aspect

This well presented and appointed 3 bedroomed detached house occupies an enviable location at the head of a cul-de-sac, with pleasant aspect, within this sought after development. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Cloakroom/WC, fitted with low level wc and pedestal wash basin. The Lounge has a bay to the front and window to the side for additional natural light. The Breakfasting Kitchen is well fitted with a range of high gloss wall and base units with sink unit, square edged work surfaces, split level oven with 4 ring gas hob and extractor over, integral fridge, freezer, dishwasher and autowasher with matching doors. French doors open to the rear garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a dual aspect with built in double wardrobes and storage cupboard and an En Suite Shower/WC, with low level wc, pedestal wash basin with mirror over and double shower cubicle with mains shower unit. Bedroom 2 is to the front and side, whilst Bedroom 3 is to the front. The family Bathroom/WC has a low level wc, pedestal wash basin with mirror fronted cabinet over and panelled bath with electric shower over. There is an attached Garage with up and over door.

Externally, The Front & Side Gardens are lawned, with a range of shrubs and driveway to the garage. The Rear Garden has a terrace with steps down to the lawn, with fence surround.

This property is well placed for local amenities, with good road and public transport links. There is also excellent access to the A1.

Reception Hall

Cloakroom/WC 4'8 x 4'2 (1.42m x 1.27m)

Lounge 13'8 x 15'2 (into bay) (4.17m x 4.62m (into bay))

Breakfasting Kitchen 14'9 x 10'9 (4.50m x 3.28m)

First Floor Landing

Bedroom 1 10'9 x 9'9 (3.28m x 2.97m)

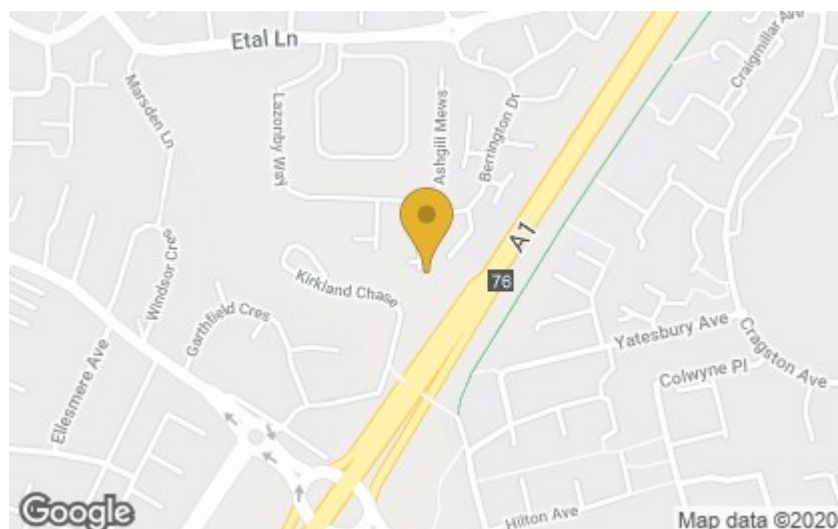
En Suite Shower/WC 8'7 x 5' (2.62m x 1.52m)

Bedroom 2 12'4 x 8'2 (3.76m x 2.49m)

Bedroom 3 8'11 x 6'8 (2.72m x 2.03m)

Bathroom/WC 7'6 x 4'9 (2.29m x 1.45m)

Garage 17' x 8'10 (5.18m x 2.69m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.