



- 3 Bed Semi Detached House
- Cloakroom/WC
- Utility Room
- Sought After Estate

- Pleasant Cul-de-Sac
- Lounge with Bow Window
- Refitted Bathroom/WC

- Superbly Presented & Appointed
- Refurbished Kitchen/Dining Room
- Garage & Gardens

A very well presented and appointed 3 bedroomed semi detached house, situated within this pleasant cul-de-sac on this sought after estate. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Cloakroom/WC, with low level wc and wash basin. The Reception Hall has a storage cupboard. The Lounge has a bow window to the front and archway to the Kitchen/Dining Room, refitted with a good range of units, sink unit, split level oven, 4 ring gas hob, integral fridge and dishwasher with matching doors and French doors to the rear garden. The Utility Room has plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing, with a cupboard housing the combi boiler. Bedroom 1 is to the front, with Bedroom 2 to the rear and Bedroom 3 also to the front. The Bathroom/WC has been refurbished with a contemporary white suite with a low level wc, pedestal wash basin, panelled bath with a mains shower over, screen, tiled surrounds and chrome towel warmer. The Garage is attached with an up and over door.

Externally, the Front Garden is lawned with a variety of plants and shrubs to the borders and driveway to the garage. The West facing Rear Garden is ideal for family use with a patio, lawn and borders stocked with plants and shrubs.

Hadrian Lodge West is a desirable location with good local amenities including school, shops and pub. There are good road and public transport links into the city and to the coast.

Entrance Hall 6'6 x 3'1 (1.98m x 0.94m)

Cloakroom/WC 6'0 x 3'1 (1.83m x 0.94m)

Reception Hall 10'2 x 6'4 (max) (3.10m x 1.93m (max))

Lounge 12'11 x 11'1 (3.94m x 3.38m)

Kitchen/Dining Room 17'11 x 10'0 (5.46m x 3.05m)

Utility Room 8'1 x 7'2 (2.46m x 2.18m)

First Floor Landing

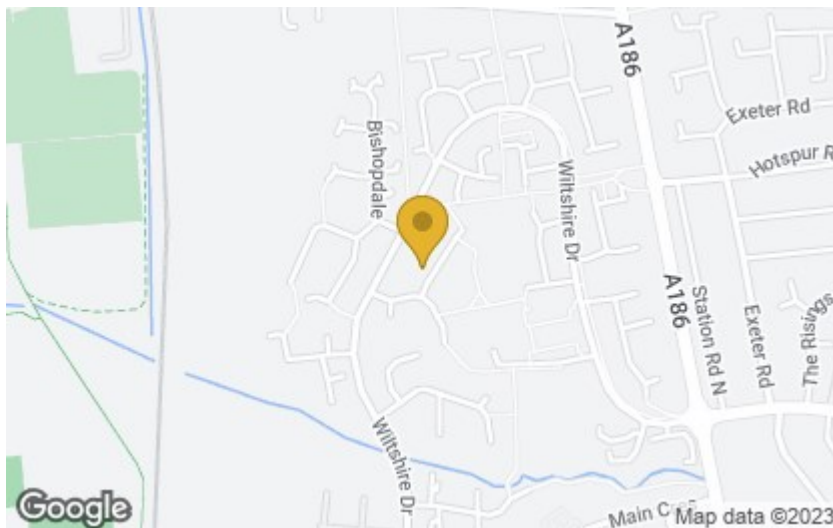
Bedroom 1 12'1 x 10'2 (+dr recess) (3.68m x 3.10m (+dr recess))

Bedroom 2 11'6 x 10'2 (3.51m x 3.10m)

Bedroom 3 8'9 x 7'8 (2.67m x 2.34m)

Bathroom/WC 6'10 x 5'6 (2.08m x 1.68m)

Garage



Energy Performance: Current C Potential B

Council Tax Band: C

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.