



- 3 Bedrooms
- Cloaks WC
- South Facing Rear Garden
- Viewing Essential

- Open plan Kitchen/Dining/Sitting Room
- Bathroom WC
- Driveway Parking

- Lounge
- Garage & Covered carport
- Well Presented

A 3 bedroom Link detached house which has been updated and modernised by the current owners and could be easily considered as "move in ready". The Entrance Hall with leads to the Lounge, with large window to front. The open plan Kitchen/Dining and sitting area comprises Kitchen fitted with a range of wall and base units with contrasting worktops and equipped with built in electric oven, gas hob and integrated dishwasher, window to the rear and door giving access to the Garage with wall mounted Gas combination boiler, up and over access door and plumbing for washing machine. The Dining/Sitting area features double doors opening to the rear garden. From the Entrance hall, cloakroom WC and stairs to the First Floor Landing, with loft access hatch and storage cupboard. Bedroom 1 is to the rear with built in wardrobes. Bedroom 2 is to the front also fitted with built in wardrobes. Bedroom 3 to the front also features fitted wardrobes. The bathroom WC is fully tiled with a white suite comprising a low level wc, pedestal wash hand basin and shower enclosure. Externally to the front is a spacious paved driveway and provides good off street parking. The South facing Rear Garden has a patio and lawn.

Situated in a pleasant cul de sac within this established and sought after location. The property is well placed for local amenities, including shops, schools, Country Parks and main road links into the City and the Airport.

Entrance Hall 8'0" x 7'10" (2.447 x 2.399)

Cloakroom WC

Lounge 15'0" x 11'1" (4.582 x 3.384)

Kitchen Area 13'7" x 8'0" (4.152 x 2.448)

Dining / Sitting Room 15'3" x 11'1" (4.656 x 3.385)

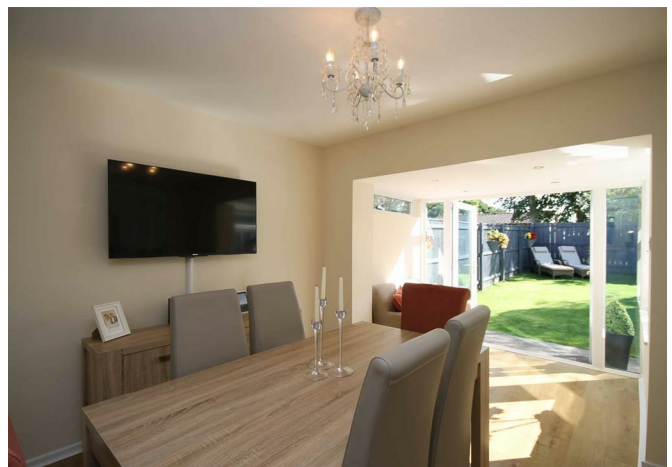
Bedroom 1 12'1" x 10'5" (3.685 x 3.199)

Bedroom 2 10'10" x 10'6" (3.317 x 3.204)

Bedroom 3 7'9" x 6'11" (2.374 x 2.114)

Bathroom WC 8'9" x 5'5" (2.672 x 1.670)

Garage 21'0" x 7'8" (6.421 x 2.338)



Energy Performance: Current C Potential B

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.