



- Semi Detached House
- Kitchen

- 3 Bedrooms
- Bathroom WC

- Lounge / Dining Room
- Garage



A 3 bedroom semi detached house which has been continuously updated and modernised by the current owners and located in this popular residential area. Entrance Porch to the Reception Hall with stairs and built in cupboard leads to the dual aspect Lounge/Dining Room, the focal point of which is a modern gas fire, set within a contemporary limestone surround. From the dining area sliding glazed double doors open to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with contrasting worktops and equipped with built in electric double oven, ceramic hob and extractor hood, fridge freezer, washing machine and dishwasher. Other features include fitted breakfast table, gas combination boiler, door and window to the rear and door giving access to the Garage. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front with Bedrooms 2 and 3 are to the rear. The Bathroom/WC is fully tiled with a white suite comprising a low level wc, pedestal wash basin, shower enclosure and freestanding bath. Externally to the front is a spacious block paved driveway and provides good off street parking. The low maintenance Rear Garden is paved with with raised terrace.

The property is well placed for local amenities, including shops, schools, public transport and main road links into the City and A1.

#### Entrance Porch

Entrance Hall 13'10" x 5'11" (4.231 x 1.805)

Lounge / Dining Room 12'10 x 10'8 plus 9'11 x 8'11 (3.91m x 3.25m plus 3.02m x 2.72m)

Kitchen 15'3 x 13'11 (4.65m x 4.24m)

Bedroom 1 11'7" x 9'11" (3.555 x 3.035)

Bedroom 2 11'7" x 8'4" (3.538 x 2.563)

Bedroom 3 8'4" x 7'3" (2.564 x 2.211)

Bathroom WC 8'9" x 5'5" (2.672 x 1.669)

Garage 16'11" x 8'1" (5.166 x 2.476)



Energy Performance: Current D 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.