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## Description

We are delighted to offer to the market this detached four bedroom family home with long drive and pitched roof garage, ideally located in a quaint cul-de-sac, in the heart of the popular West Durrington location close to local parks, shops, schools, David Lloyd, and having easy access to both the A27 and the A280 nearby.

Accommodation offers an open plan kitchen/dining room, lounge, ground floor WC, and four good size bedrooms, including one with an en suite, plus a family bathroom. The property also benefits from double glazing and gas fired central heating.

## Key Features

- Detached Family Home
- En Suite Shower Room
- Utility Area
- Driveway
- Garage
- Four Bedrooms
- Open Plan Kitchen/Diner
- Private Rear Garden
- Off Road Parking
- Council Tax Band E



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Frosted double glazed front door:

#### **Hallway**

Wood effect flooring, radiator, double glazed window, under stairs storage cupboard, and wall mounted Honeywell boiler controls.

#### **Ground Floor WC**

Low flush WC, pedestal wash hand basin with mixer tap, and radiator.

#### **Lounge**

**4.97 x 3.21 (16'3" x 10'6")**  
Media point, tv point, double glazed window to front, downlighters and radiator.

#### **Spacious Kitchen/Diner**

**5.36 x 3.39 (17'7" x 11'1")**  
Range of taupe coloured base and wall units, marble effect worktops incorporating a stainless steel sink with mixer tap, four ring gas hob with extractor fan over, tiled splashbacks, fitted double oven, integrated fridge/freezer, dishwasher, radiator, space for a dining table, integrated boiler, double glazed double opening french doors, and double glazed door to rear garden. Door to:

#### **Utility Area**

Storage cupboard, integrated washing machine and extractor fan.

Stairs to:

#### **First Floor Landing**

With loft hatch and double glazed window.

#### **Bedroom One**

**3.78 x 3.17 (12'4" x 10'4")**  
Double glazed window, radiator, tv point and door to:

#### **En Suite Shower Room**

Fitted shower cubicle with folding door, low flush WC, pedestal basin with mixer tap, radiator and tiled floor.

#### **Bedroom Two**

**3.76 x 3.16 (12'4" x 10'4")**  
Double glazed window to front and radiator,

#### **Bedroom Three**

**2.67 x 2.12 (8'9" x 6'11")**  
Double glazed window to rear and radiator.

#### **Bedroom Four**

**2.20 x 2.15 (7'2" x 7'0")**  
Radiator and double glazed window.

#### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush WC and tiled splashback walls.

#### **Outside**

#### **Rear Garden**

With lawn area, fence enclosed, outside tap, and gate for side access to driveway.

#### **Private Driveway**

Driveway to:

#### **Slate Tiled Pitch Roof Garage**

With up and over door.



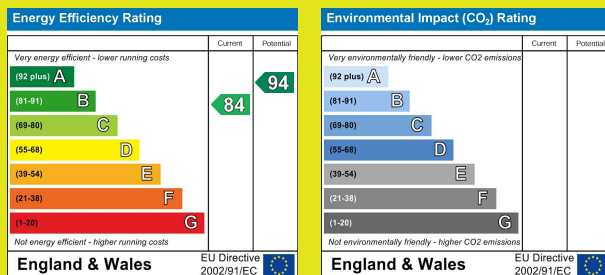


## Floor Plan Gladiolus Grove



Approximate gross internal floor area 104.6 sq m/ 1125.9 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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