



Exclusive Launch Event – Saturday 7th February, 10:00am–12:00pm.

Private viewings strictly by appointment. Early interest is expected – contact us today to secure your slot.

This delightful semi-detached house offers a perfect blend of comfort and convenience. The property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a spacious front aspect lounge, which provides a warm and inviting atmosphere. The modern and stylish kitchen/dining room is a true highlight. Additionally, the property features a convenient downstairs WC, enhancing its practicality for everyday living.

The easily maintained rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family. The property includes parking for two cars, ensuring that you have ample space for your needs.

Location is key, and this home does not disappoint. It is within walking distance to the local train station, making commuting a breeze. Furthermore, you will find a selection of pubs, shops, and cafes nearby.

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## Entrance Hall

providing access to all ground floor accommodation with a double glazed Upvc door. Wood laminate flooring. Feature wood panelled walls.

## Cloakroom

Fitted to comprise a e/c. Wash hand basin set into a vanity unit with storage under. Radiator. Extractor. Shaver socket.



## Sitting Room

A good sized room with a double glazed window to the front aspect. Feature fire place with an electric fire with a Tv/ media point above. Wood laminate flooring. Shelving and storage to the chimney recess area. Stairs rising to the first floor accommodation. Under stairs storage cupboard. Radiator.



## Kitchen / Dining Room

A spacious rear aspect living area that provides the perfect space for the family to relax, entertain and enjoy. With french doors leading to the rear garden. Double glazed window to the rear aspect. Radiator. Wall mounted Tv point. Tiled flooring.



## Kitchen Area

Tastefully fitted to comprise a range of wall, drawer and base level units with solid wood work surfaces over. 1 and 1/2 drainer sink unit with a swan neck mixer tap over. Wall mounted boiler. Integrated dishwasher. Peninsula breakfast bar. Double glazed window to the rear aspect.



## Utility

Fitted to comprise a range of wall and base level units with solid wood work surfaces over. Space and plumbing for a washing machine and tumble dryer. Wood laminate flooring. Wall mounted heated towel rail. Feature wood panelled wall. Space for an American style refrigerator.



### Bedroom One

Double glazed window to the front aspect. Wood laminate flooring. Radiator. Built in wardrobes.

### Bedroom Four

Double glazed window to the rear aspect living area. Radiator. Wood laminate flooring.



### Bedroom Two

Double glazed window to the rear aspect. Wood laminate flooring. Radiator.

### Family Bathroom

Tastefully fitted to comprise a w/c. Wash hand basin set into a vanity unit. Panelled bath with a shower over and glass shower screen. Part tiled walls with matching tiled floor.



### Bedroom Three

Double glazed window to the front aspect. Wood laminate flooring. Radiator.

### To the Front

Laid to shingle to provide off road parking for two cars. Hedges to side boundaries.



## Rear Garden

A mature but low maintenance garden laid mostly to paving and shingle with a decking area and pergola adjacent to the rear of the property. Boundary fencing. Small summer house. Mature shrubs bushes and trees.



## Viewing

By private appointment through Bradshaws.

## NB

Services and appliances have not been tested.

## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

## Park Leys

Approximate Gross Internal Area = 108.51 sq m / 1168 sq ft

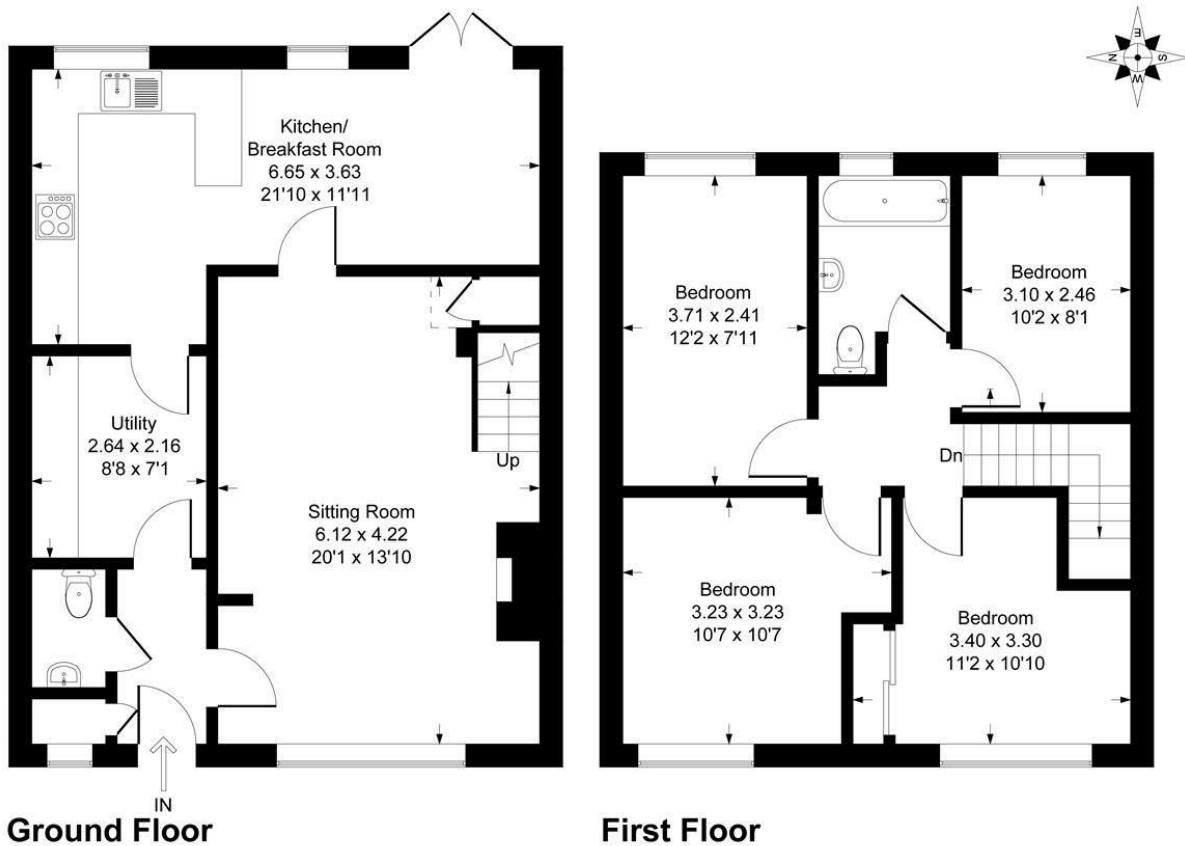


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: D  
EPC Rating: C