



- Three bedroom link-detached house.
- Separate lounge, kitchen, dining room and conservatory.
- Master suite - shower room & dressing room.
- Second double bedroom.
- 2nd reception/ bedroom.
- Enclosed rear garden.
- Scope for open plan living.
- Fantastic central Burley location.
- Close to amenities & train station.
- Driveway & front garden.

Entering the property to the front there is access into both the living room on the left and second reception room/bedroom on the right.

The living room is a lovely size, filled with light due to the large picture window overlooking the front garden. This flows nicely through to the dining area and conservatory.

The kitchen is a good size, with plenty of worktop and storage available. It also has a separate utility space and downstairs WC and access to the rear garden.

What was the garage has been converted to a second reception/ bedroom. Ideal for guests or if you now find yourself working from home.

Upstairs there are three bedrooms (though two are currently opened up into one) and the house bathroom. The main bedroom suite is a good size, has a recess with fitted wardrobes and an en-suite shower room. It currently opens up into a dressing room with fitted wardrobes, that could be easily converted back to an extra bedroom.

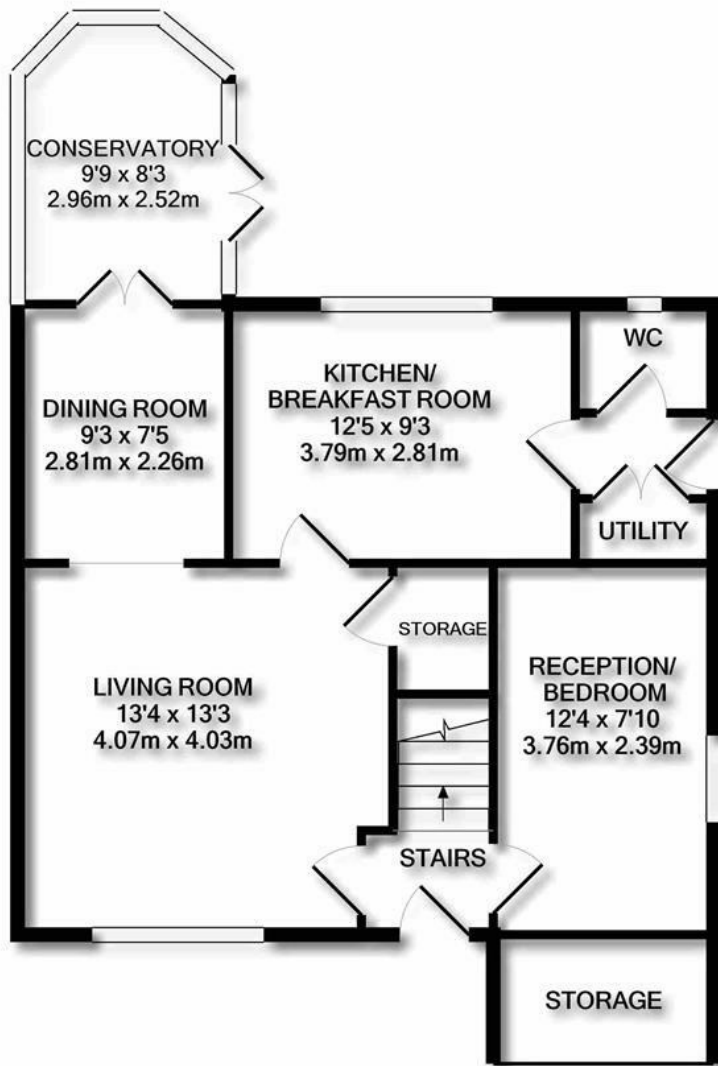
A second double bedroom and house bathroom make up the first floor. The bathroom is comprised of a cream suite and is tiled throughout

To the exterior, there is an ample driveway with space to create more if required. Access to a storage area via a garage door and low maintenance front garden.

To the rear is a lovely garden with patio and a good-sized lawn, fully enclosed, low maintenance, with plenty of space for kids to play!

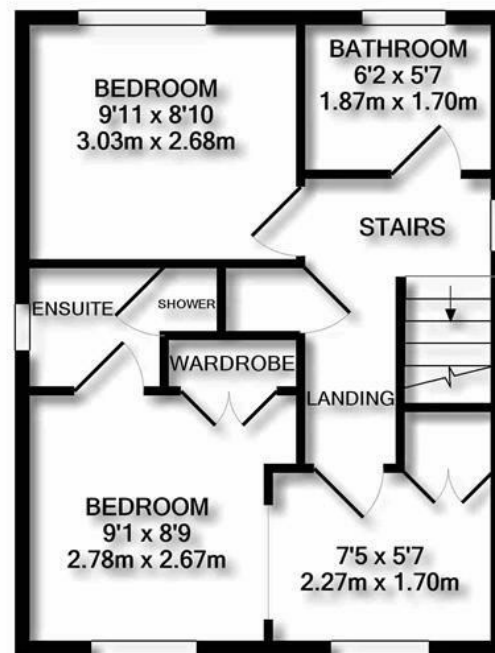
This superb family home is located in such a convenient spot, with excellent schools, the train station and local amenities all on your doorstep - this is a brilliant place to live!





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales		

