



## 46 Kemnay Avenue

Wedgwood Farm Estate, ST6 6UB

**Price £190,000**



Carters are delighted to present to the market this spacious three-bedroom semi-detached home, offering generous living accommodation throughout and available with no onward chain, making it an ideal purchase for families and buyers looking for a straightforward move.

To the front of the property, a private driveway provides off-road parking for up to three vehicles and leads to a detached tandem garage, offering excellent storage or potential workshop space.

Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area, complete with a gas fireplace and providing an ideal space for both everyday living and entertaining. This room flows seamlessly into the conservatory overlooking the rear garden, creating an additional versatile reception space filled with natural light. The property also benefits from a modern fitted kitchen with fully integrated appliances, while a convenient ground floor W.C. completes the downstairs accommodation.

To the first floor, there are three well-proportioned bedrooms alongside a recently installed contemporary three-piece bathroom suite, finished to a high standard.

Externally, the property enjoys a private rear garden backing onto open fields, offering beautiful countryside views and a high degree of privacy, as it is not overlooked. The garden features a well-maintained lawn and an attractive patio area, ideal for outdoor dining and entertaining.

This excellent home combines spacious living, a peaceful setting, and practical features, presenting a fantastic opportunity for buyers seeking a property in a desirable location.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator. Laminate flooring.

## Living / Dining Room

22'6" x 12' (6.86m x 3.66m)

UPVC double glazed window to the front elevation. UPVC double glazed sliding doors to the rear elevation leading to the conservatory.

Gas fire with a marble surround and hearth. Coving to the ceiling. Two radiators. TV aerial point.

## Kitchen

9'11" x 9'10" (3.02m x 3.00m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

Contemporary fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven and grill. Built in four ring gas hob with an extractor hood over. Integrated dishwasher. Integrated fridge. Integrated washing machine. Radiator. Vinyl flooring.

## Conservatory

8'7" x 12'3" (2.62m x 3.73m)

UPVC double glazed french doors to the side elevation. UPVC double glazed windows to the side and rear elevations. Ceiling fan light. Radiator. Tiled flooring.

## W.C

Mid level w.c. Tiled walls. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Airing cupboard.

## Bedroom One

12'1" x 10' (3.68m x 3.05m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Fitted wardrobes and drawer units. Radiator.

## Bedroom Two

10'4" x 10'2" (3.15m x 3.10m)

UPVC double glazed window to the rear elevation.

Fitted wardrobes and drawer units. Radiator.

## Bedroom Three

8'2" x 9'1" (2.49m x 2.77m)

UPVC double glazed window to the front elevation.

Fitted single bed frame. Coving to the ceiling. Radiator.

## Shower Room

6'10" x 5'4" (2.08m x 1.63m)

UPVC double glazed window to the side elevation.

Modern and stylish fitted suite comprising of; shower enclosure with aqua paneling to the walls, a counter top wash hand basin with built in storage under and a mid level w.c. Tiled walls. Heated towel rail. Coving to the ceiling. Vinyl flooring.

## Tandem Garage

Up and over garage door to the front elevation. Two UPVC double glazed windows to the side elevation. UPVC entrance door to the side elevation. Power and lighting.

## Externally

To the front of the property, a private driveway provides off-road parking for up to three vehicles and leads to a detached tandem garage, offering excellent storage or potential workshop space. The front garden features a manicured lawn which enhances the property's attractive curb appeal.

The property benefits from a private rear garden backing onto open fields, offering beautiful countryside views and a high degree of privacy as it is not overlooked. The garden is mainly laid to lawn and features an attractive patio area, ideal for outdoor dining and entertaining. Additional features include a lantern light and slate chip borders. A gate to the side provides convenient access to the garage and driveway.

## Additional Information

Freehold. Council Tax Band B.

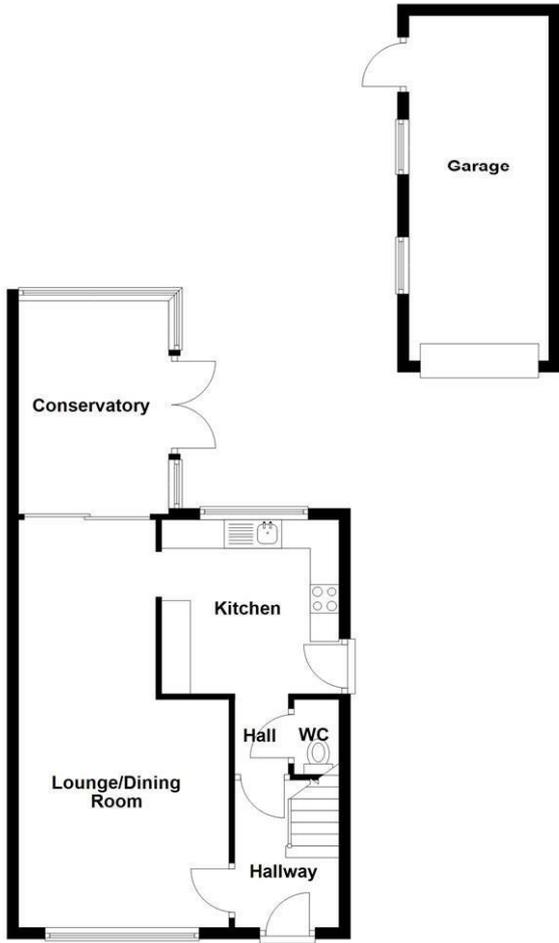
TOTAL FLOOR AREA: TBC.

## Disclaimer

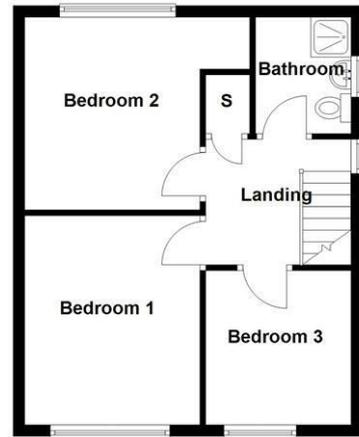
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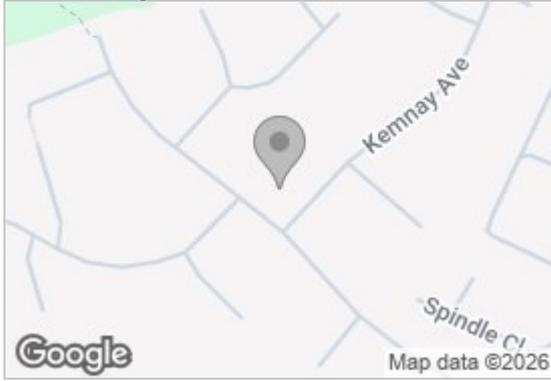
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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