



£245,000

THREE BEDROOMS *EXTENDED* *MODERN OPEN PLAN KITCHEN-DINER* *NEW MODERN BATHROOM* *WELL PRESENTED THROUGHOUT* *AMPLE PARKING*
GARDEN ROOM/HOME OFFICE *POTENTIAL TO FURTHER EXTEND AT THE SIDE & REAR* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

Nestled in the desirable area of Kingsway, Wrose, this charming extended semi-detached home presents an exceptional opportunity for modern living. The property boasts a fantastic new open plan kitchen-diner, perfect for both entertaining guests and enjoying family meals. This spacious area is designed to be the heart of the home, seamlessly blending style and functionality.

In addition to the impressive kitchen, the property features a versatile garden room that can serve as a home office or gym, catering to your personal needs and lifestyle. This additional space enhances the overall appeal of the home, providing a tranquil retreat for work or exercise.

The exterior of the property offers ample driveway parking, ensuring convenience for residents and visitors alike. The beautifully landscaped garden complements the home, providing a lovely outdoor space for relaxation and recreation. The stunning new bathroom is a true highlight, featuring a luxurious walk-in shower that adds a touch of elegance and comfort to your daily routine. This thoughtful design element enhances the overall quality of the home, making it a perfect sanctuary for unwinding after a long day.

With its blend of modern amenities and charming features, this property is an ideal choice for those seeking a comfortable and stylish living environment. Don't miss the chance to make this delightful property your new home.

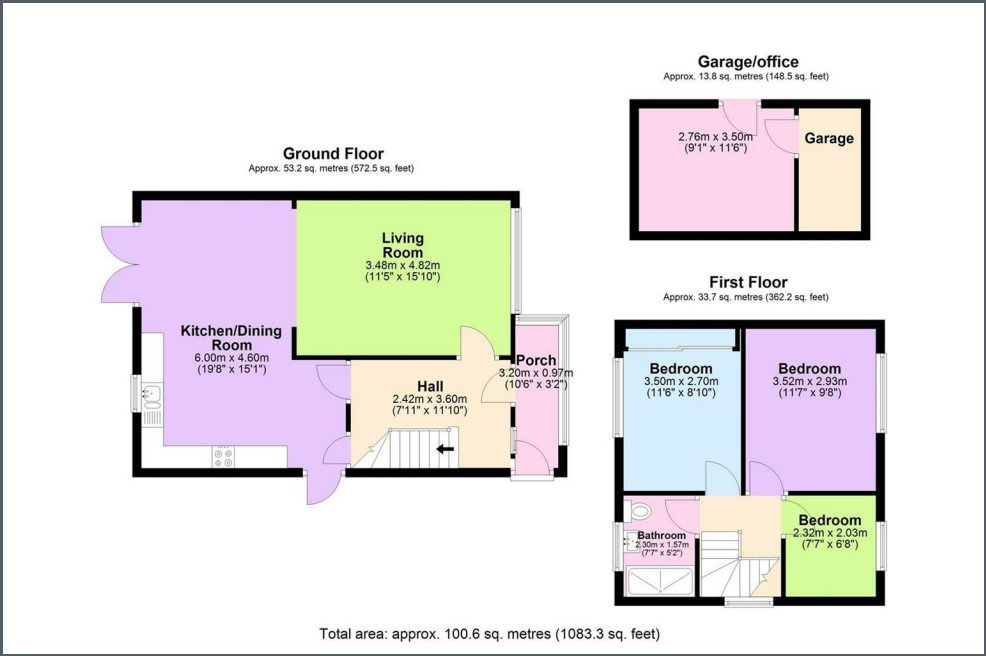
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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