



**£249,950**

**\*THREE BEDROOMS\* \*PLUS STUDY/HOME OFFICE\* \*FAMILY HOME\* \*POPULAR CUL-DE-SAC LOCATION\* \*GARDENS\* \*DRIVEWAY PARKING\* \*WELL PRESENTED\* \*MASTER BEDROOM WITH EN-SUITE\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

Nestled on the charming Mill Road, this semi-detached house presents an exceptional opportunity for families seeking a comfortable and well-appointed home. With three spacious bedrooms, three bathrooms and a study, this property is designed to accommodate modern family living with ease. Upon entering, you will find a welcoming reception room that serves as the perfect space for relaxation and entertaining guests. The well-presented interiors throughout the home create a warm and inviting atmosphere, making it easy to envision your family thriving in this delightful setting. The standout feature of this property is the master bedroom located on the second floor, complete with its own en-suite bathroom, offering a private retreat for parents. The additional bedrooms are generously sized, providing ample space for children or guests. Outside, the property boasts lovely gardens that offer a serene outdoor space for children to play or for family gatherings. The driveway provides convenient parking for two vehicles, ensuring that you and your guests have easy access.

This fantastic family home is ideally situated, making it a perfect choice for those looking to settle in a friendly neighbourhood. With its combination of space, comfort, and convenience, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this wonderful house 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		