



**£253,000**

\*NEW PRICE\* \*THREE BEDROOMS\* \*IMMACULATELY PRESENTED\* \*POPULAR LOCATION\* \*DRIVEWAY PARKING\* \*FANTASTIC LANDSCAPED GARDEN\* \*FAMILY HOME\* \*MEDIA WALL\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*WOODLAND TO THE REAR\*

Townend Estate Agents offer for sale this stunning semi-detached house, nestled in a charming new development. As you step inside, you'll be greeted by an immaculately presented family home that exudes warmth and comfort. The landscaped gardens surrounding the property add a touch of tranquillity and charm, perfect for relaxing or entertaining outdoors. No need to worry about parking, as this property offers not just one, but two convenient car parking spots. Benefiting from a fantastic kitchen-diner, new carpets, master en-suite and lounge media wall. Providing 'walk in accommodation' for the discerning viewer, this stunning family home is not one to be missed. The property comprises briefly: Entrance hall, Lounge with media wall and patio doors leading to rear garden, creating a light flooded living space. Modern Kitchen-Diner fitted with a range of base & wall units, Cloaks W/C. Upstairs are three bedrooms, the master with en-suite, separate family bathroom. Externally to the rear is the exceptional landscaped rear garden with Indian Stone paving and storage shed. Overlooking the woods, making sure you enjoy privacy all year round. To the front is driveway parking for two vehicles. Whether you're looking for a family home or a place to call your own, this property offers a blend of modern living and comfort. Don't miss out on the opportunity to make this house your home sweet home!

Ask us about....



## Carrier Lane, BD2

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111663)



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			
England & Wales		96	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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 or 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.

Townend Estate Agents

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The Property  
Ombudsman