



£300,000

**\*STUNNING FAMILY HOME\* \*MODERNISED TO A HIGH SPECIFICATION\* \*FOUR BEDROOMS\* \*STUNNING OPEN PLAN KITCHEN\***

TOWNEND ESTATE AGENTS are delighted to offer for sale this most impressive, four bedroom semi detached extended family home. The property is Ideally located for access to local amenities and schools. This spacious and well presented family home has been modernised and improved by the current owner to a fantastic specification which has to be seen to be fully appreciated. Comprising of entrance hallway, lounge, stunning extended dining kitchen area with bi folding doors, skylight, ultra modern kitchen with integrated appliances and a stylish central island, utility room To the first floor four bedrooms, master with en-suite and a house bathroom. Garden and parking to the front and a good size enclosed garden to the rear.

TO VIEW THIS STUNNING FAMILY HOME PLEASE CONTACT TOWNENDS TODAY!!!

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>			(92 plus) <b>A</b>		
(81-91) <b>B</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		