









A beautifully presented semi-detached home situated within this popular modern development. Available with no upward chain, internally the property comprises entrance hall, cloakroom/WC, lounge, dining kitchen and three first floor bedrooms, the master boasting en-suite and a separate family bathroom. Externally there is a delightful garden laid mainly to lawn with a decked area. The property is well positioned for local amenities as well as providing excellent links to major road connections. Internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Staircase to first floor and radiator.

Cloakroom/WC



Low level WC and washbasin.

Lounge 14'6" into bay x 11'10"



Double glazed window to front and radiator.

Dining Kitchen 15'3" x 8'5"



Modern wall and base units with working surfaces over incorporating sink and drainer unit, integrated gas hob and electric oven, fridge freezer, washing machine and dishwasher. Double glazed window to rear and double glazed French leading into rear gardens, radiator.

First Floor Landing

Built in cupboard.

Bedroom 1 11'11" maximum x 9'7"



Double glazed window to front and radiator.

En-Suite



Low level WC, washbasin shower cubicle with overhead shower, tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 7'5" x 5'10"



Double glazed window to rear and radiator.

Bedroom 3 7'5" x 8'9"



Double glazed window to rear and radiator.

Family Bathroom



Low level WC, washbasin and panel bath - white suite, double glazed window and radiator.

Outside



Gardens to the front whilst to the rear there is a delightful garden with timber decked seating area. Allocated parking space.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their

Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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