









A superb, extended larger style three bedroom semi-detached house with a fabulous kitchen / diner, occupying a delightful cul-de-sac position within this sought after residential area. Internally the immaculate accommodation on the ground floor is accessed via an entrance porch that leads through to a generous reception hall with staircase to the first floor and to a cloakroom/wc. There is a lounge to the front with a larger picture window and to the rear an impressive 20ft kitchen / diner fitted with an excellent range of units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. From the kitchen / diner there is access to a conservatory enjoying a pleasant aspect over the garden and to a useful utility. To the first floor there are three very well-proportioned bedrooms and a modern family bathroom/wc. The property benefits from gas central heating to radiators and double glazing. Externally there are attractive, well-maintained gardens to the front and rear, a driveway and an attached garage. Ideally located close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Porch



Double glazed window and inner double glazed door to the reception hall.

Reception Hall



A spacious hall with staircase to the first floor, built in storage cupboard and a radiator. Doors connect off to the cloakroom/WC, lounge and kitchen diner.

Cloakroom WC



Fitted with a low level WC and wash hand basin. There's a tiled floor, chrome ladder style radiator and a double glazed window.

Lounge 11'3" x 14'7"



This delightful room has a large double glazed picture window to the front, radiator and feature electric fire.

Kitchen Diner 20'9" x 9'10"



Impressive kitchen diner fitted with an excellent range of wall and base units with luxury work surfaces over incorporating a one-and-a-half bowl sink and drainer unit as well as a breakfast bar. Integrated appliances include a double electric oven, gas hob and a dishwasher. Space has been provided for the inclusion of an American style fridge freezer. There's a radiator, double glazed window to the rear, door to the utility and double glazed French doors to the conservatory.

Conservatory 10'8" x 7'3"



Double glazed French door leading out to the patio area and double glazed windows providing a pleasant aspect over the garden.

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MAIN ROOMS AND DIMENSIONS

Utility 8'11" x 8'5"



With wall and base units with work surfaces over. space is provided for the inclusion of a washing machine and a tumble dryer. There's a double glazed door to the rear garden, double glazed window to the rear, radiator and door to the garage.

First Floor Landing



With a double glazed window to the half landing and doors to the bedrooms and family bathroom.

Bedroom 1 13'3" x 11'7" maximum including fitted wardrobes



Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2 11'6" x 9'5"



Double glazed window to the front providing elevated far reaching views, a radiator and fitted bedroom furniture including wardrobes and a dressing table.

Bedroom 3 10'2" x 8'11"



Double glazed window to the rear and a radiator.

Bathroom



Fitted with a modern suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a bath with mains fed shower over. There are part tiled walls, tiled floor, radiator with a heated towel rail and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there's a driveway leading to an attached garage and a garden. Whilst to the rear there is a superb landscaped garden with lawned area, decking, patio and beautiful established planted borders.

Garage

With roller shutter access door, double glazed window, central heating boiler and an internal door into the utility.

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Fawcett Street Viewings

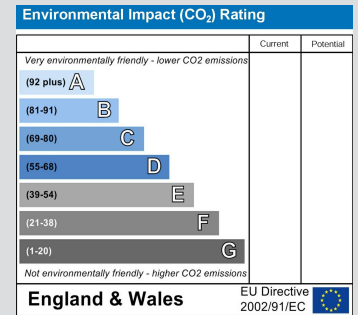
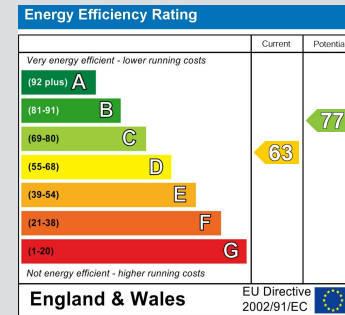
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Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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