









This fabulous, larger style, extended semi-detached house, features three double bedrooms and the rare benefit of a double garage. Internally the beautifully appointed accommodation is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a spacious lounge through dining room, enjoying a dual aspect and a superb kitchen, fitted with a range of stylish units and a selection of integrated appliances. The kitchen opens through to a delightful dining area with a glazed door to the conservatory that overlooks the garden. Completing the ground floor accommodation is a useful utility. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom. The property benefits from gas central heating to radiators, double glazing, block-paved driveway, double garage and a wonderful garden to the rear. Occupying an excellent cul-de-sac position within this highly regarded location, the property is ideally placed for local amenities, shops and schools, as well as offering transport links to surrounding areas. Early viewing is highly recommended to appreciate the quality of the generous accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Spacious hallway with built in cupboard, staircase to first floor and radiator.

Cloakroom/WC



Low level WC with concealed cistern and washbasin set into vanity unit, double glazed window.

Lounge/Dining Room 25'0" x 11'8"



Enjoying a dual aspect with large double glazed picture window to front and double glazed patio door to the rear, 2x radiator and feature fireplace.

Kitchen 9'11" x 10'11"



Fitted with an excellent range of stylish wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven, microwave, five burner gas hob, dishwasher and full size fridge. The kitchen opens out into the dining area.

Dining Area 9'1" x 11'0"



Radiator and door to utility. Glazed door to conservatory.

Conservatory 9'1" x 14'2"



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

Utility 8'11" x 4'0"

Fitted wall and base units with work surfaces over incorporating sink and drainer unit, wall mounted boiler, door to the side of the property and internal door to garage.

First Floor Landing



Large double glazed window to side and loft access hatch.

Bedroom 1 13'3" x 9'7"



Double glazed window to rear, fitted wardrobes and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'6" x 11'7"



Double glazed window to front with fitted shutters and radiator.

Bedroom 3 10'4" x 9'0"



Double glazed window to rear and radiator, built in cupboard.

Bathroom



Superb contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and bath with mains shower over, tiled walls, double glazed window and feature radiator.

Outside



To the front of the property there is a lawned garden with double width block paved driveway leading to attached garage. To the side of the property there is a useful side access gate leading to the delightful rear garden with lawn, patio and established borders.

Garage

Plumbing for washing machine and internal door to utility.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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Fawcett Street Viewings

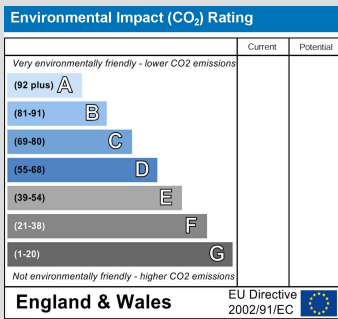
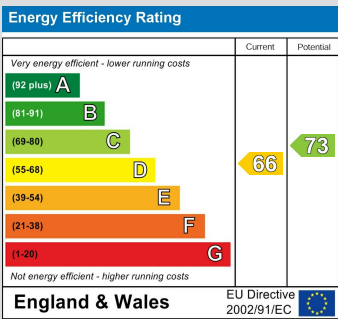
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Opening Times

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

Ombudsman

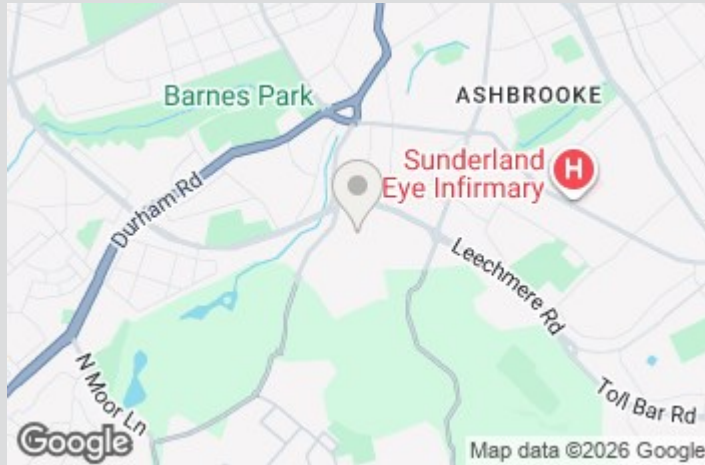
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MAIN ROOMS AND DIMENSIONS



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Approximate total area⁽¹⁾

141.3 m²

1523 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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