





**Guide Price**  
**£650,000**

Situated in this sought after retirement development offering easy access to the Town Centre and all local amenities this extremely spacious three double bedroom property is welcomed to the market offering a large lounge/dining room, downstairs cloakroom, master bedroom with en-suite. Further benefits include a westerly facing garden with gated access into the Memorial Gardens and a garage.

# Property Description

## ENTRANCE

Covered porch with part glazed door to:

## ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor, storage cupboard, door to WC.

## CLOAKROOM

Double glazed frosted window. Refitted cloakroom comprising a low level WC, wash hand basin with glazed tile splash back, radiator.

## LOUNGE/DINING ROOM

Double glazed double doors and double glazed window to rear. Marble fireplace and inset gas living flame fire, two radiators, understairs storage cupboard.

## KITCHEN

Double glazed window to front aspect. Refitted with a range of both floor and wall mounted units with work surface over, single drainer one and a half bowl stainless steel sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, integrated fridge freezer, integrated automatic washing machine, wall mounted gas fired boiler, radiator. Automatic remote controlled blind.

## LANDING

Airing cupboard housing lagged water cylinder. Additional storage cupboard.

## BEDROOM ONE

Two double glazed windows to rear aspect. Built in wardrobes, radiator, access to two loft spaces, door to en-suite.

## EN-SUITE

Double glazed window. Tiled shower cubicle, wash hand basin with storage below, low level WC, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed window to front aspect. Refitted bathroom comprising panelled bath with shower over, wash hand basin with storage cupboard below, low level WC, tiled floor, heated towel rail.

## OUTSIDE

## GARAGE

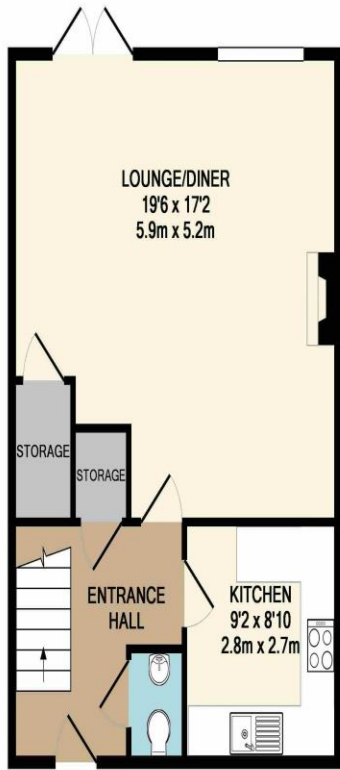
Located in nearby block.

## FRONT GARDEN

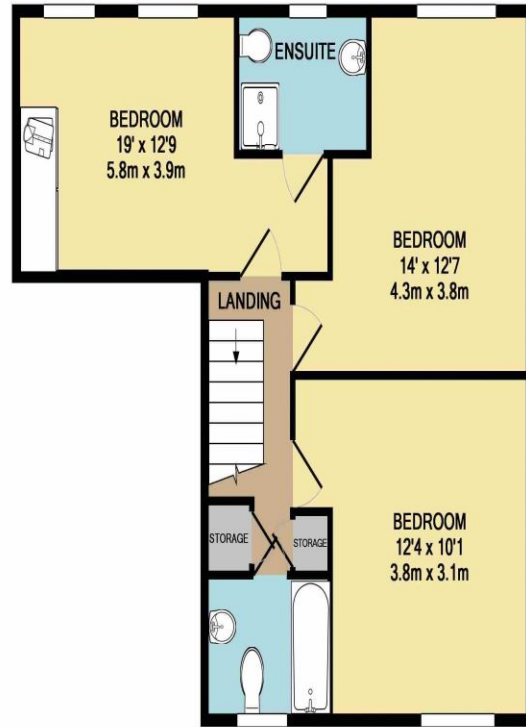
Lawn area with pathway to front.

## REAR GARDEN

Laid for low maintenance with patio area, flower and shrub beds.



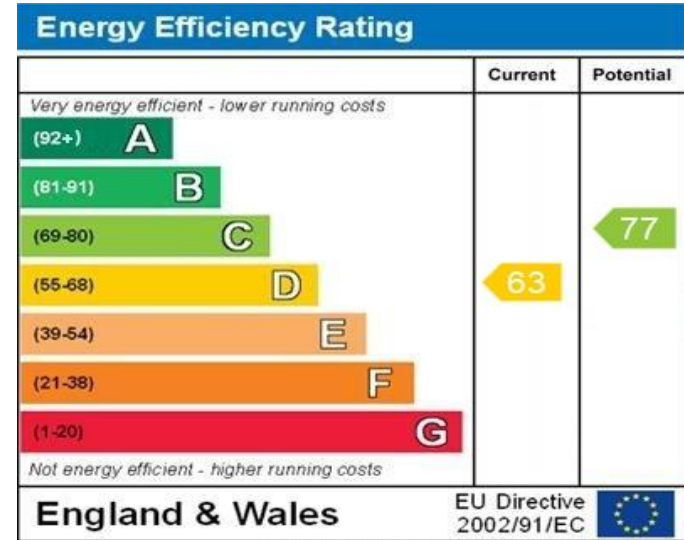
GROUND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 620 SQ.FT.  
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1131 SQ.FT. (105.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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