





£469,950

Located in a cul-de-sac in the sought after village of Wigginton this tastefully extended three bedroom semi detached family home is welcomed to the market offering an open plan lounge/dining room, re fitted kitchen, family bathroom and downstairs cloakroom. The property stands on a southerly facing enclosed plot and further benefits include a range of storage cupboards, gas central heating, timber studio and garage.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs to first floor, range of built in cupboards, door to cloakroom.

CLOAKROOM

Low level w.c., wash hand basin.

LOUNGE/DINING ROOM

Double glazed double French doors to rear aspect. Two radiators, opening to dining room, storage cupboard housing wall mounted gas boiler.

DINING ROOM

Double glazed double doors to rear aspect, double glazed window to side aspect.

KITCHEN

Double glazed window to front aspect. Wall mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, space for cooker with extractor fan over.

LANDING

Access to loft space, airing cupboard, storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Tiled shower cubicle, low level w.c., wash hand basin, heated towel rail.

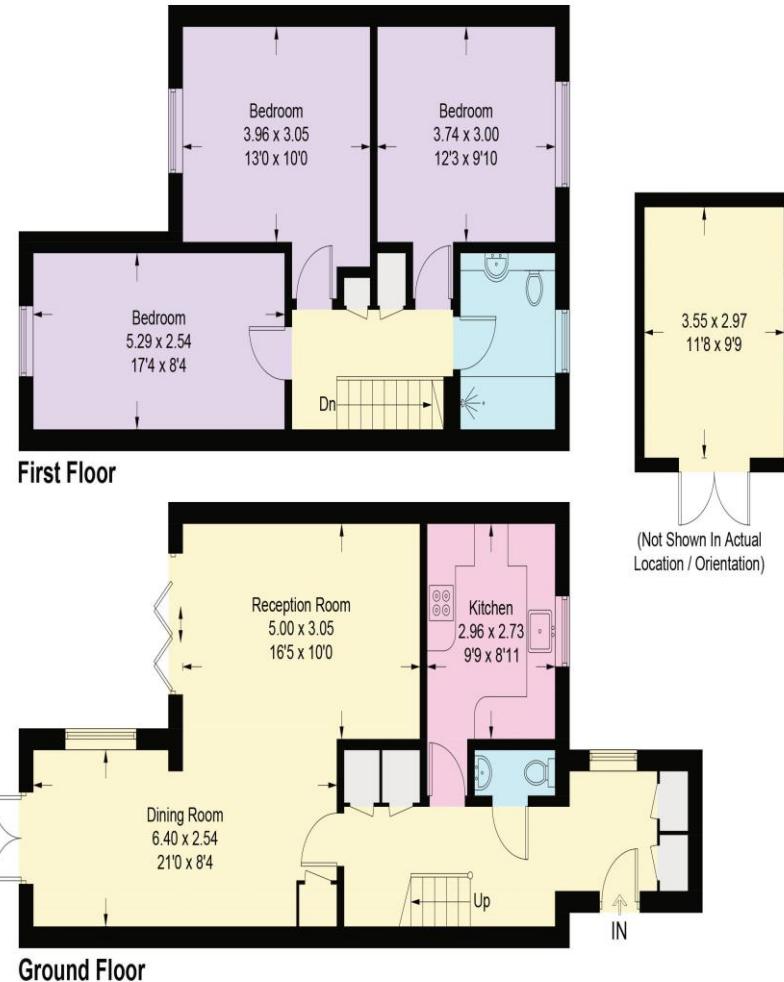
OUTSIDE

FRONT GARDEN

An enclosed garden with pathway to front.

REAR GARDEN

A southerly facing garden which is mainly laid to lawn with paved patio area and flower and shrub beds, all enclosed by panel fencing, outside lighting and power, gated side access, large timber studio/storage shed with power and light.



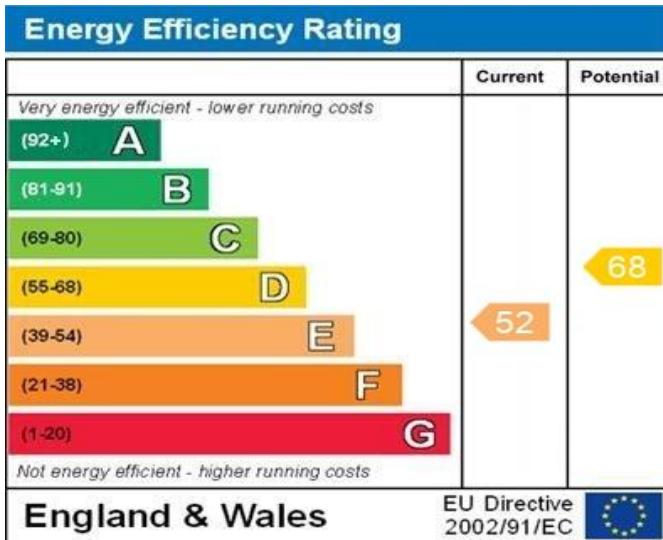
michael
ANTHONY

3 Belmers End



Approximate Total Area
1190 sq ft / 110.6 sq m
Outbuilding = 113 sq ft / 10.5 sq m
Total = 1303 sq ft / 121.1 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1110199)



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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