

**Guide Price**  
**£300,000**

A beautifully presented split level house that offers versatile accommodation; up to four bedrooms, lounge, kitchen/breakfast room, a family bathroom and conservatory. Outside of the property are low maintenance front and rear gardens with ample driveway parking to front. Viewing is highly recommended!

# Property Description

## ENTRANCE PORCH

Front door leading to

## LOUNGE

Bay window to front aspect. Stairs rising to first floor, stairs down to kitchen/breakfast room

## KITCHEN/BREAKFAST ROOM

A range of base and eye level units with work surface over. Stainless steel sink with mixer tap and drainer, oven with hob and extractor hood over. Integrated dishwasher and washing machine, with space for a fridge/freezer. Double glazed window to rear aspect with double doors leading to conservatory. Stairs rising to a fourth bedroom/family room.

## CONSERVATORY

Double glazed windows to rear and side aspects, with double doors leading to rear garden

## BEDROOM FOUR/FAMILY ROOM

Double glazed windows to front and rear aspects, providing space for a fourth double bedroom or further reception room

## FIRST FLOOR LANDING

Doors to two bedrooms, split level with another set of stairs to master bedroom, bathroom and airing cupboard

## BEDROOM TWO

Double room with double glazed window to rear aspect

## BEDROOM THREE

Single room with double glazed window to rear aspect

## BEDROOM ONE

Double room with double glazed window to front aspect, built in wardrobes

## BATHROOM

Obscured window to front aspect, 3 piece suite comprising WC, panelled bath with shower attachment over and wash hand basin

## OUTSIDE

## PARKING

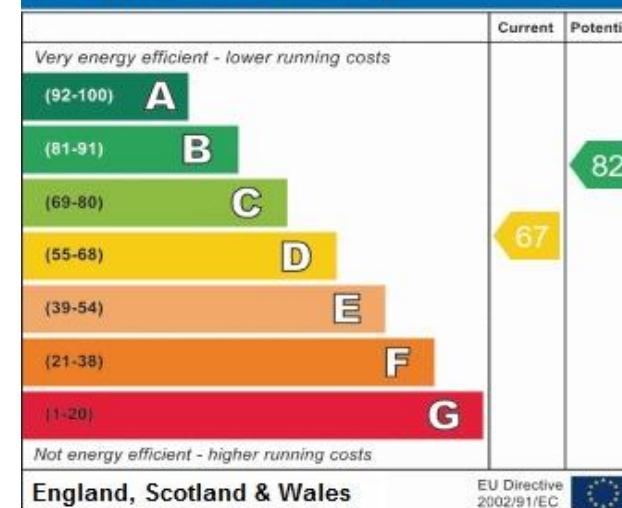
Block paved driveway providing ample off road parking

## REAR GARDEN

Timber decking and patio areas, with areas of artificial grass, timber shed to remain, mature trees to rear surround



### Energy Efficiency Rating



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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.