





£395,000

Set in a great location just a short walk from popular schools and local shops, this wonderfully presented two/three bedroom home has been tastefully extended to offer flexible accommodation. Comprising lounge, kitchen/breakfast room, study, dining room/bedroom three, downstairs shower room and upstairs family bathroom and two double bedrooms. The property also boasts a generous, landscaped rear garden complete with home office.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Stairs rising to first floor, radiator, doors to lounge and kitchen, tiled floor.

LOUNGE

Double glazed window to front aspect, double glazed window and door to rear. Radiator, media wall.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, sink with drainer, integrated double oven and electric hob with extractor fan over, integrated dishwasher and washing machine, space for fridge freezer, radiator, spotlights, tiled floor, opening to study, door to dining room/bedroom three.

STUDY

Double glazed window to front aspect. Radiator, tiled floor.

DINING ROOM/BEDROOM THREE

Double glazed window to front aspect. Radiator, laminate flooring, door to shower room, door to garden.

SHOWER ROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower unit, radiator, extractor fan.

LANDING

Double glazed window to rear aspect. Access to loft space, doors to all rooms.

BEDROOM ONE

Double glazed window to front aspect. Radiator, wood panelled feature wall, two built-in storage cupboards.

WC

Double glazed frosted window to rear aspect. Low level WC, wall-mounted wash hand basin, heated towel rial, tiled floor, part tiled walls.

BEDROOM TWO

Double glazed window to front aspect. Radiator, a range of built-in wardrobes.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with mixer tap, shower, wall-mounted wash hand basin, heated towel rail, tiled floor, part tiled walls.

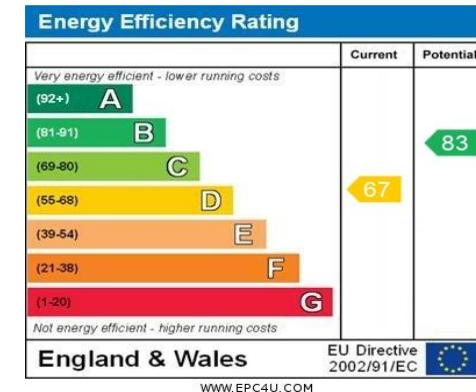
OUTSIDE

FRONT GARDEN

Decorative shingled area, passage to side, outside light.

REAR GARDEN

Laid to lawn surrounded by decking, garden studio with power and lighting, ornate shingled area, gated side access, outside tap and lights.



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