







**£331,500**

We are delighted to offer for sale this modern two bedroom semi detached home situated in the highly sought after Swallowfields development, in excellent condition throughout and boasting an ensuite shower room the master bedroom, fully fitted kitchen with integrated appliances, lovely enclosed gardens and a garage with driveway parking. All located within easy reach of local shops and popular schools.

# Property Description

## Entrance Hall

UPVC double glazed door opens, radiator and cupboard housing boiler.

## Cloakroom

comprising a low level WC, wash hand basin and radiator

## Lounge/Diner

Double glazed windows and double glazed patio doors to the rear garden, two radiators, TV point.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, single drainer stainless steel sink unit with mixer tap, water-softener, drinking water filtered tap, electric oven and gas hob with stainless steel cooker hood over, integrated dishwasher , washing machine and fridge/freezer, tiled flooring and double glazed window to the front.

## First Floor Landing

Stairs to the first floor.

## Bedroom One

Two double glazed windows to the rear, fitted wardrobes and radiator.

## Ensuite

A three piece suite comprising. Tiled shower cubicle, wash hand basin with mixer tap, low level WC, radiator, tiled surrounds, extractor fan.

## Bedroom Two

Two double glazed windows to the front, fitted wardrobes, access to the loft and radiator.

## Bathroom

A three piece comprising a bath with mixer taps and shower over, wash hand basin with mixer tap, low level WC, radiator and tiled surrounds, double glazed window to the side.

## Outside

## Garage

Driveway to the garage with up and over door, useful eaves storage space and Velux window.

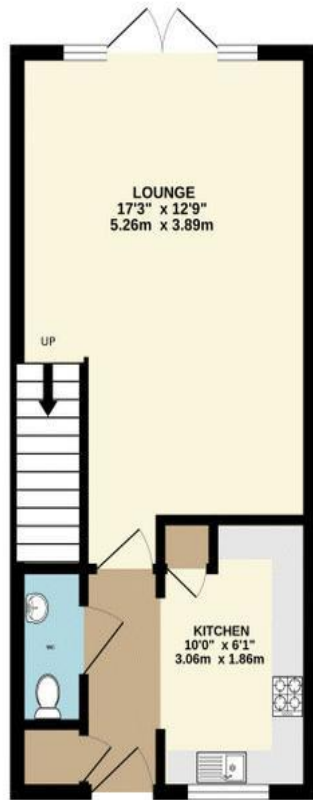
## Front Garden

Open plan with path to the front door, outside light.

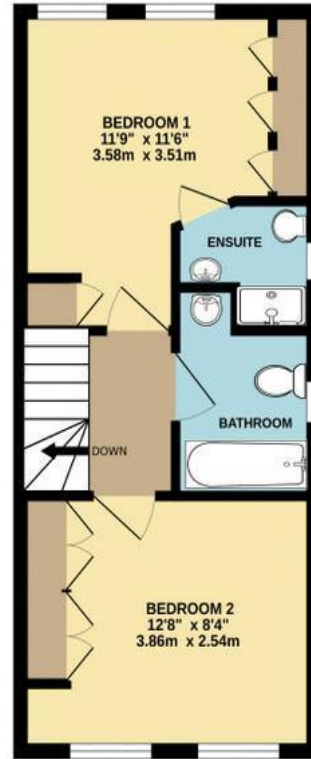
## Rear Garden

A fully enclosed rear garden with a paved area to the immediate rear, laid mainly to lawn with surrounding borders, outside power point, security light and cold water tap, timber storage shed, gated rear access.

GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA - 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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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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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