





£325,000

A well presented two bedroom home on the new Kingsbrook development. The property is only four years old so therefore benefits from having six years remaining on the NHBC. The property briefly comprises entrance hall, cloakroom, fitted kitchen, lounge/diner with patio doors opening out onto landscaped rear garden, upstairs there are two generous double bedrooms with en-suite to bedroom one and main family bathroom. Outside the property benefits from landscaped gardens and two allocated parking spaces. Viewing is highly advised.

Property Description

ENTRANCE HALL

Doors to cloakroom and lounge, opening to kitchen, storage cupboard.

CLOAKROOM

Low level wc, corner wash hand basin, radiator.

LOUNGE *18' 11" x 12' 11" (5.76m x 3.93m)*

UPVC patio doors to the rear garden, stairs rise to the first floor, two radiators.

KITCHEN *10' 0" x 6' 2" (3.05m x 1.88m)*

Fitted with a range of storage units at base and eye level, work surface areas, UPVC window to the front, plumbing for washing machine, built in fridge/freezer, built in oven and gas hob with extractor over, stainless steel single drainer sink unit.

LANDING

Doors to all rooms.

BEDROOM ONE *12' 8" x 12' 10" (3.86m x 3.91m)*

Two UPVC windows to the rear, radiator, storage cupboard over the stairs, door to:

EN-SUITE

Shower cubicle, pedestal wash hand basin, low level wc.

BEDROOM TWO *12' 10" x 8' 5" (3.91m x 2.56m)*

Two UPVC windows to the front, radiator, access to loft space.

BATHROOM

Low level wc, pedestal wash hand basin, panelled bath, tiled splash back areas.

OUTSIDE

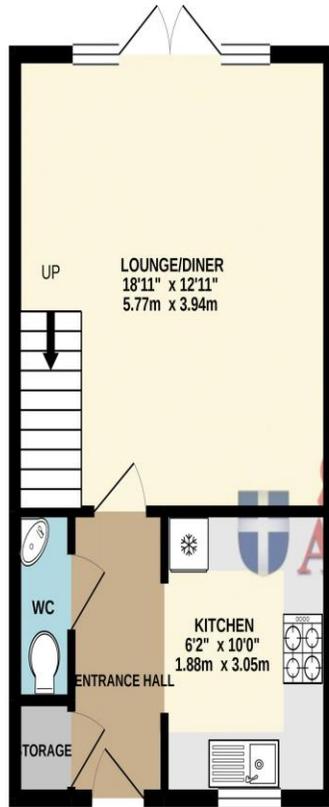
PARKING

Two allocated parking spaces.

REAR GARDEN

Patio area, path leading to rear access, artificial lawn, summer house.

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

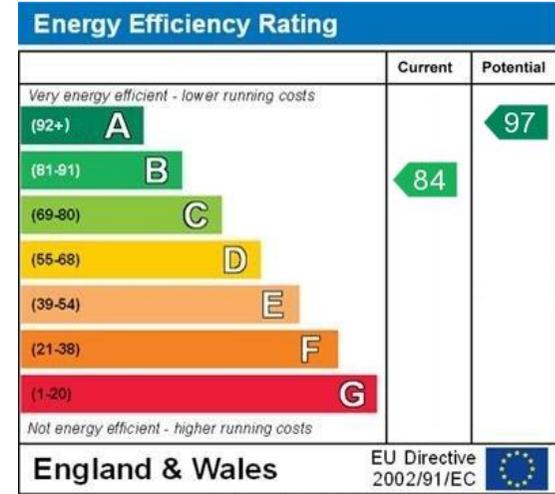


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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 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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