







**Offers Over  
£325,000**

Located on the popular Eaton Mill estate on Hunter Drive is this three bedroom semi-detached home. The property boasts a refitted family bathroom, refitted kitchen and a part converted garage to office. Further benefits include a conservatory, front and rear gardens and off-road parking.

# Property Description

## ENTRANCE PORCH

Double glazed windows to front and side aspects, door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor, window and door to lounge.

## LOUNGE

Double glazed window to front aspect. Fireplace, open to dining room, radiator, storage cupboard.

## DINING ROOM

Double glazed window to rear aspect. Radiator, open to kitchen.

## CONSERVATORY

Double glazed sliding doors to garden. Radiator.

## KITCHEN

Double glazed window to side aspect, double glazed frosted door to conservatory. Fitted with a range of base and eye level units with work surface over, integrated electric hob with extractor hood over, composite sink with mixer tap, integrated oven and grill, space for fridge freezer, space for washing machine, tiled floor, part tiled walls.

## LANDING

Double glazed frosted window to side aspect. Doors to bedrooms and bathroom, loft access.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard housing wall-mounted boiler.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, part tiled walls, wash hand basin with mixer tap, panelled bath with shower attachment over, radiator.

## OUTSIDE

## GARAGE

## FRONT GARDEN

Laid to lawn with gravel driveway leading to barn style doors.

## REAR GARDEN

Laid to lawn with patio area, drive to garage, outside tap, enclosed by timber fence panelling.

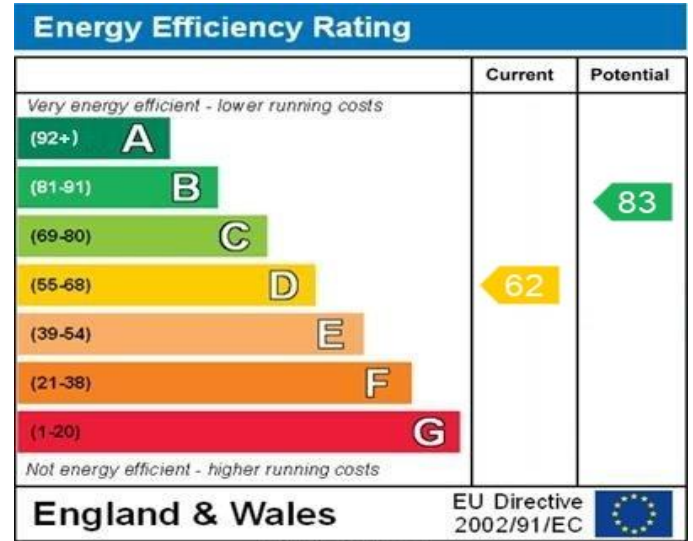
GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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 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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