





£385,000

Located in the sought-after town of Woburn Sands, on the modern development of Summerlin Drive is this three-bedroom, semi-detached family home. The ground floor comprises a lounge, downstairs cloakroom and kitchen/diner leading on to the rear garden. On the first floor you have three bedrooms with an en-suite to main bedroom and family bathroom. Further benefits include a garage, ample off-road parking and being within walking distance to the High Street and Woburn Sands train station.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Double glazed window to side aspect. Radiator, stairs rising to first floor.

CLOAKROOM

Low level WC, pedestal wash hand basin, radiator, extractor fan, splashback tiling.

LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen/diner.

KITCHEN/DINER

Double glazed window and double doors to rear. Fitted with a range of base and eye level units with square edge work surface and upstand over, integrated: gas hob with extractor hood over, washing machine, dishwasher, electric double oven, and fridge freezer; wall-mounted boiler, one and a half bowl stainless steel sink with mixer tap over, door to cloakroom, storage cupboard, radiator.

LANDING

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

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Double glazed window to front aspect. Low level WC, fully tiled shower cubicle, wall-mounted wash hand basin with mixer tap, splashback tiling, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Low level WC, wall-mounted wash hand basin with mixer tap, bath with shower attachment over, splashback tiling, heated towel rail.

OUTSIDE

GARAGE/PARKING

Garage with up and over door, power and lighting, eaves storage. Driveway providing off-road parking for two vehicles, with a further block paving area providing parking for several vehicles.

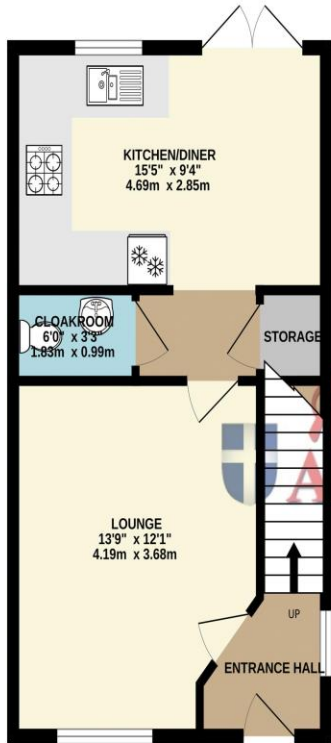
FRONT GARDEN

Path to front door, gravel border, outside light.

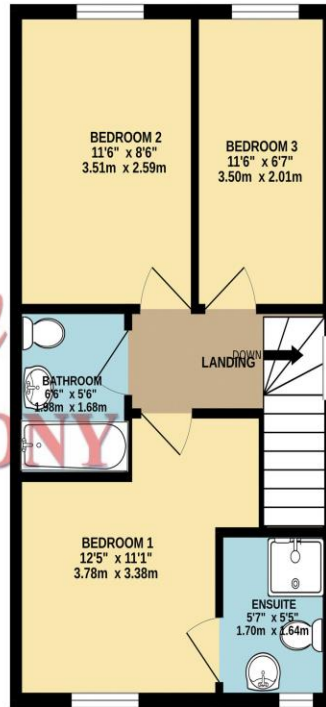
REAR GARDEN

Mainly laid to lawn with patio area, outside tap, outside light, electric point, side gated access, shrub/flower borders, enclosed by panel fencing.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

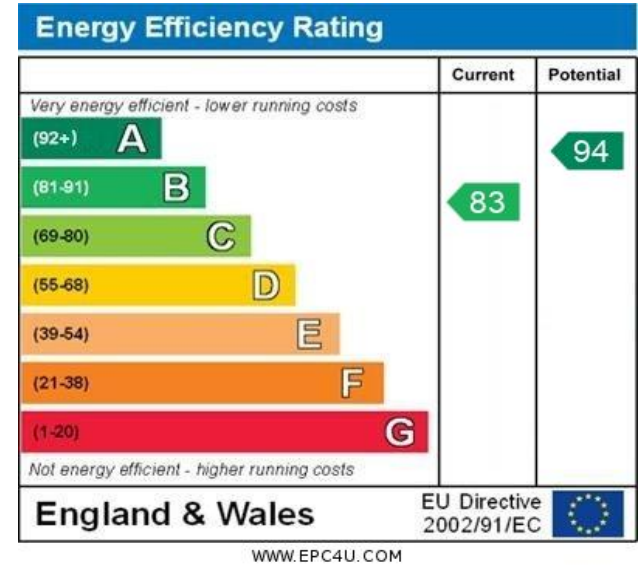


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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