







**Offers Over  
£400,000**

Located in the modern development of Newton Leys is this four-bedroom semi-detached townhouse. The ground floor comprises a re-fitted kitchen open to lounge/diner, downstairs cloakroom and utility space. On the first floor you have a double bedroom, lounge, re-fitted shower room and stairs rising to the second floor where you have two further bedrooms, main bedroom with re-fitted en-suite and family shower room. This property has a bespoke design throughout and further benefits from a garage with off road parking.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Door to open plan living area, stairs rising to first floor.

## CLOAKROOM

Low level WC, wash hand basin, radiator, LVT flooring.

## LOUNGE/DINER

Double glazed window to rear aspect, double glazed double doors to rear. Radiator.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of soft-close base and eye level units with Corian work surface and upstand over, integrated: dishwasher, oven and grill, fridge freezer, and microwave; inset sink with drainer and mixer tap, linear induction hob with extractor hood over, wall-mounted boiler, open to lounge/diner, utility cupboard with plumbing for washing machine.

## LANDING (First Floor)

Double glazed window to front aspect. Door to bedroom two, reception room and shower room, two storage cupboards, lobby with stairs rising to second floor.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## LOUNGE/RECEPTION ROOM

Double glazed window to rear aspect, double glazed double doors to balcony. Radiator.

## SHOWER ROOM

Heated towel rail, wash hand basin in vanity unit with mixer tap, part tiled walls, shower cubicle, low level WC.

## LANDING (Second Floor)

Double glazed window to side aspect. Doors to bedrooms one, two, three and shower room, radiator.

## BEDROOM ONE

Double glazed window to front aspect. Door to en-suite, built-in wardrobe, radiator.

## EN-SUITE

Double glazed frosted window to front aspect. Wash hand basin in vanity unit with mixer tap, part tiled walls, shower cubicle, low level WC, shower cubicle, heated towel rail.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## SHOWER ROOM

Fully tiled shower cubicle, low level WC, radiator, wash hand basin, splashback tiling.

## OUTSIDE

## GARAGE/PARKING

Power and light. Driveway parking.

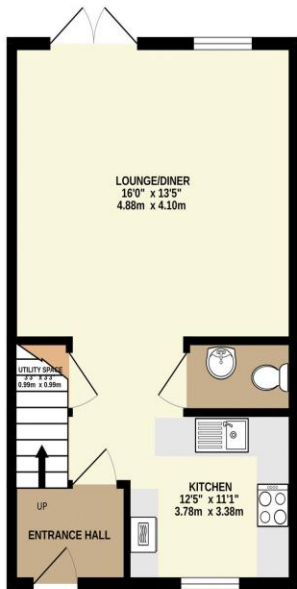
## FRONT GARDEN

Path to front door, shrub/hedge borders, outside light.

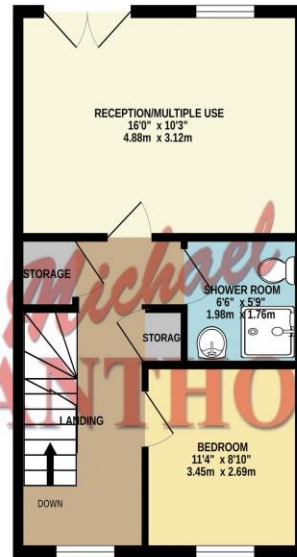
## REAR GARDEN

Laid to lawn with patio area, outside tap, outside light, side gated access, enclosed by timber fence panelling.

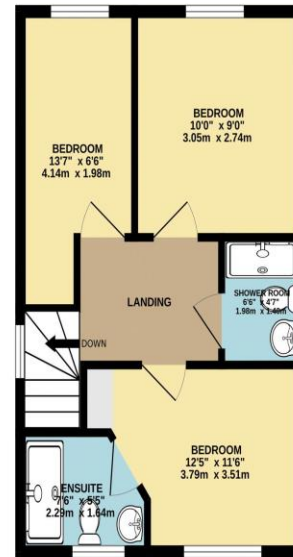
GROUND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



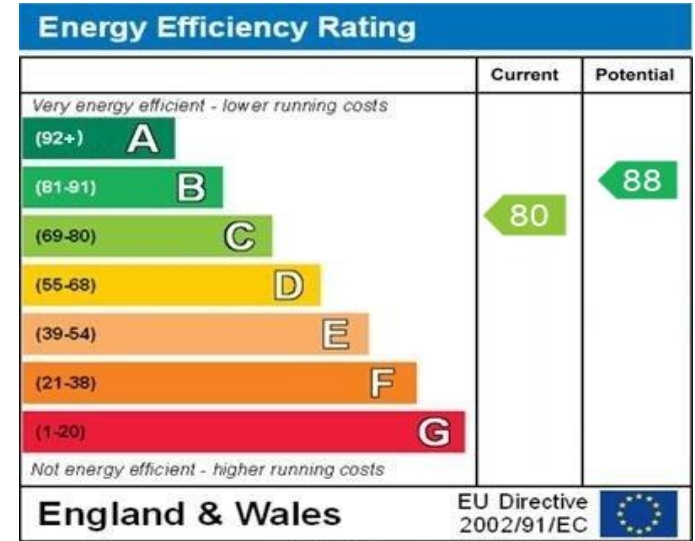
2ND FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



**Michael ANTHONY**

TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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