

**£375,000**

Situated in the popular area of Walnut Tree is this three-bedroom semi-detached home. The property comprises a spacious lounge, kitchen/ diner and family bathroom. Further benefits include a garage attached to an outbuilding as well as off-road parking.

# Property Description

## ENTRANCE PORCH

Wooden door to porch. Radiator, door to:

## ENTRANCE HALL

Door to lounge, stairs rising to first floor, radiator.

## LOUNGE

Wooden double glazed window to front Two radiators, door to kitchen/diner.

## KITCHEN/DINER

Wooden double glazed window to rear aspect, wooden door to garden. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half bowl stainless steel sink with mixer tap, integrated double oven and gas hob with extractor fan, space for washing machine, dishwasher and fridge freezer, storage cupboard, radiator.

## LANDING

Doors to bedrooms and bathroom, storage cupboard, loft access.

## BEDROOM ONE

Wooden double glazed window to rear aspect. Radiator.

## BEDROOM TWO

Wooden double glazed window to front aspect. Radiator.

## BEDROOM THREE

Wooden double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted wooden window to side aspect. Low level WC, radiator, pedestal wash hand basin, P-shaped bath, power shower, tiled walls.

## OUTSIDE

### GARAGE/PARKING

Garage with up and over door, power and lights, boiler, door to outbuilding.

### OUTBUILDING

UPVC window to rear aspect, double glazed door to garden, lights.

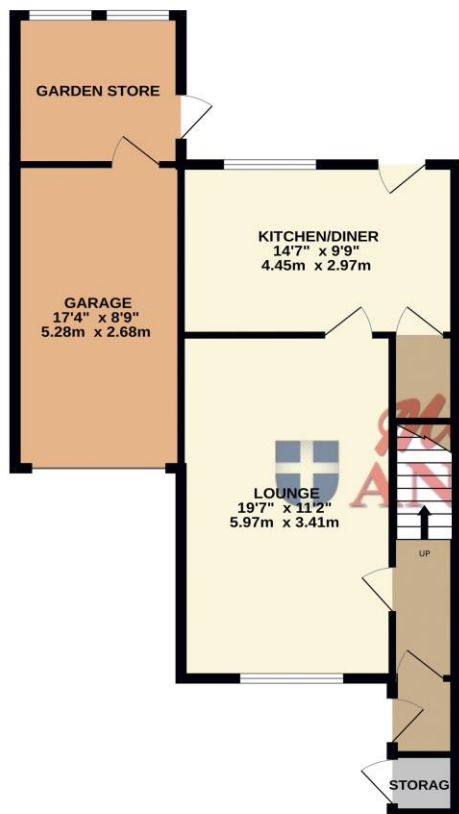
### FRONT GARDEN

Mainly laid to lawn with path to front door, off-road parking.

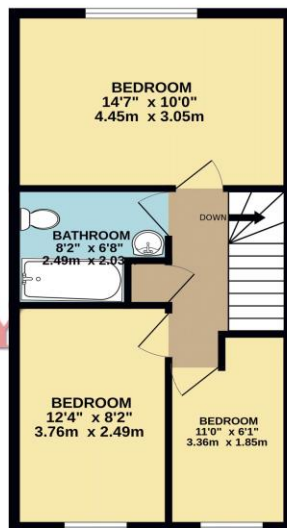
### REAR GARDEN

Mainly laid to lawn with patio and decking area, enclosed by wooden fence panelling.

GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

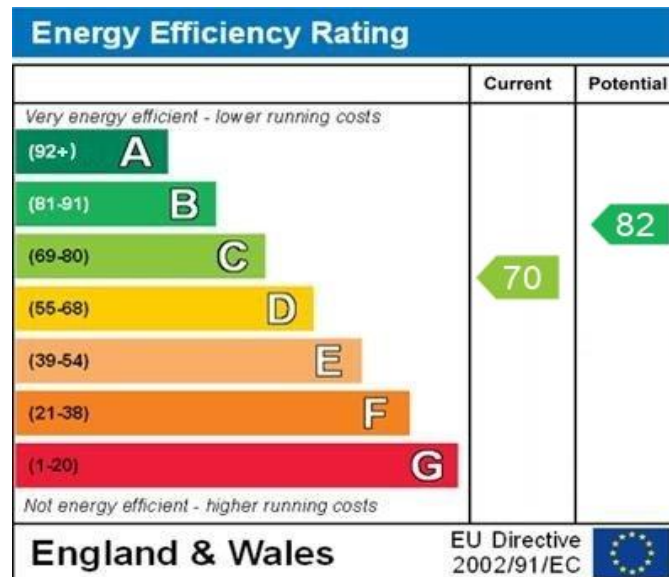


1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 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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