







**Offers in Excess of  
£435,000**

Located on the sought-after modern development of Newton Leys is this five-bedroom end terrace town house. The property offers spacious living accommodation over three floors, the ground floor benefits from a front to back lounge leading out to a private rear garden, and a kitchen/diner with access to the utility room and downstairs WC. The first floor has three bedrooms and the family bathroom, the second floor boasts the main bedroom with en suite and a further bedroom. The property is being sold with no upper chain.

# Property Description

## ENTRANCE

Door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, doors to kitchen and lounge.

## LOUNGE

UPVC double glazed window to front aspect. A recently renovated lounge complete with building certificates, with marble electric feature fireplace, underfloor heating, smart LED ceiling lights.

## KITCHEN/DINER

UPVC double glazed window to front aspect, UPVC double glazed doors and windows to rear aspect. Range of base and eye level units with square edge work surface over, integrated oven and gas hob with extractor over, integrated dishwasher and fridge/freezer, one and a half bowl stainless steel sink with mixer tap, splash back tiling, storage cupboard, two radiators, television point, door to utility room.

## UTILITY ROOM

Built in washing machine, boiler, radiator, door to cloakroom.

## CLOAKROOM

UPVC double glazed window to side aspect. Pedestal wash hand basin, radiator, low level w.c. with push button flush, splash back tiling, extractor fan.

## LANDING

Airing cupboard, stairs to second floor, doors to bedrooms and bathroom.

## BEDROOM ONE

A dual aspect master bedroom with UPVC double glazed windows to the front and rear. Two radiators, television point.

## BEDROOM THREE

UPVC double glazed window to front aspect. Walk in wardrobe, radiator.

## BEDROOM FIVE

UPVC double glazed window to rear. Radiator.

## BATHROOM

Opaque UPVC double glazed window to rear aspect. Low level w.c. with push button flush, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, splash back tiling, radiator, extractor.

## SECOND FLOOR LANDING

Double glazed velux window to rear, door to bedrooms and en-suite.

## BEDROOM TWO

UPVC double glazed window to front aspect. Radiator, door to en-suite, access to loft space.

## EN-SUITE

Low level w.c. with push button flush, wall mounted wash hand basin, fully tiled shower cubicle, splash back tiling, extractor fan, heated towel rail.

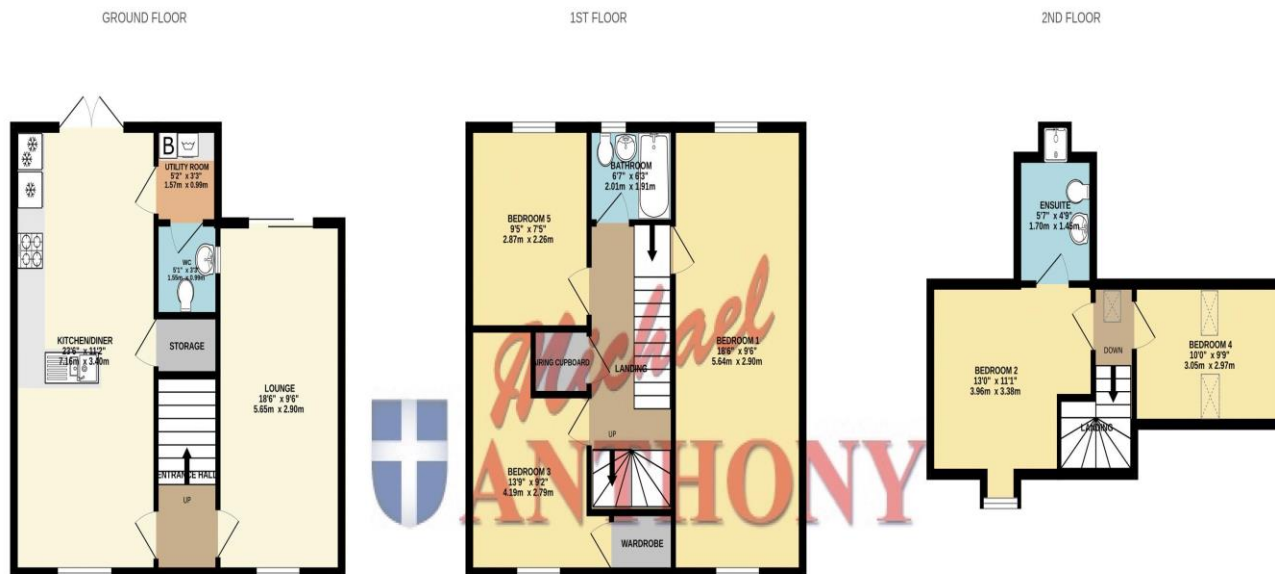
## BEDROOM FOUR

Double glazed velux windows to front and rear aspects. Radiator.

## OUTSIDE

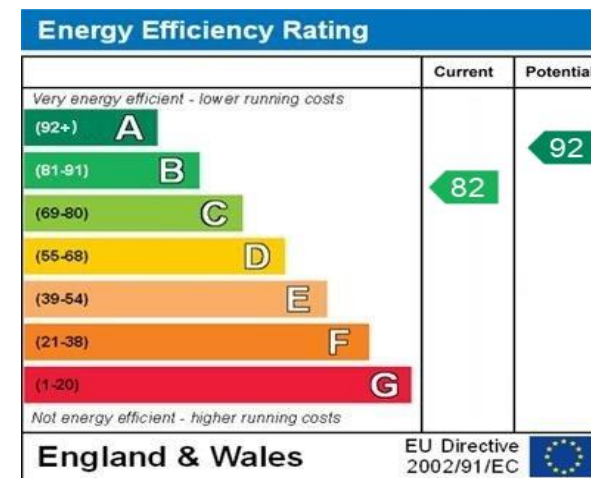
## REAR GARDEN

An extended rear garden, enclosed by panel fencing, lawn and paved patio areas, shed to remain, outside tap, outside light.



TOTAL FLOOR AREA: 1411sq.ft. (131.1 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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