





**£375,000**

Situated on the sought after modern development of Newton Leys is this three bedroom semi detached family home. The property comprises a kitchen/diner and lounge diner both with doors onto the rear garden, a downstairs cloakroom, en-suite to main bedroom and family bathroom. The property also benefits from off road parking.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Doors to lounge, kitchen/diner, and cloakroom.

## CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, radiator, pedestal wash hand basin, splashback tiling, extractor fan.

## LOUNGE

Double glazed bay window to front aspect, double glazed double doors to rear. Storage cupboard, two radiators, electric fireplace.

## KITCHEN

Double glazed window to rear aspect, double glazed double doors to rear. Fitted with a range of base and eye level units with rolled edge work surface over, integrated gas hob and oven with extractor fan over, space for washing machine, space for fridge freezer, one and a half bowl stainless steel sink with mixer tap over.

## LANDING

Double glazed window to front aspect. Two storage cupboards.

## BEDROOM ONE

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

## EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, splashback tiling, heated towel rail, fully tiled shower.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, loft access.

## BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, fully tiled bath with shower over, radiator.

## OUTSIDE

## PARKING

Gated off-road parking for two cars.

## FRONT GARDEN

Path to front door, outside light, laid to shingle.

## REAR GARDEN

Laid to lawn with patio area, enclosed by timber fence panelling, flower/shrub borders, outside tap, side gated access.

GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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### Energy Efficiency Rating

