





**£350,000**

Situated on the popular Poets Estate is this three-bedroom semi-detached family home. The property comprises lounge/ diner, extended kitchen, a study and a family shower-room. Externally you have a south facing rear garden with further benefits providing off road parking in front of the garage.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Stairs rising to first floor, storage cupboard, radiator, door to lounge.

## **LOUNGE AREA**

Double glazed window to front aspect. Radiator, open to dining area.

## **DINING AREA**

Door to study, open to kitchen, radiator.

## **STUDY**

Double glazed door to rear garden, radiator.

## **KITCHEN**

Two double glazed windows to rear aspect. Fitted with a range of wall-mounted and base units with square edge work surface over, space for: fridge freezer, dishwasher and washing machine; integrated five-ring gas hob with extractor fan, double oven, heated towel rail, one and a half bowl stainless steel sink with mixer tap.

## **LANDING**

Double glazed window to side aspect. Doors to bedrooms and shower room, loft access.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **SHOWER ROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin in vanity unit, shower cubicle with power shower, heated towel rail, part tiled.

## **OUTSIDE**

### **GARAGE**

Garage with barn style double doors, power and light, outside tap, courtesy door to garden.

### **FRONT GARDEN**

Off-road parking, slate area.

### **REAR GARDEN**

South facing rear garden that is mainly laid to lawn with patio area, shrub/flower borders, enclosed by wooden fence panelling.

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

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