



***Our View*** *“Positioned on a generous plot which must be seen to be appreciated”*

A recently refurbished and modernised three bedroom property with superb spacious gardens along with a garage and off road parking located on a quiet cul de sac in Bradley Valley.

The accommodation begins with the entrance porch with access to the entrance hall with wood effect laminate flooring. A door provides access to the living room where you have a double glazed window to the front aspect with continued wood effect style flooring and a feature woodburner fireplace with a slate plinth. From the entrance hallway you have storage beneath the staircase and a door to the downstairs WC with a low level flush WC, incorporated wash hand basin and a double glazed window to the front. The kitchen dining room has been redesigned and remodelled by the owner with a matching range of wall and base level units with a mixer tap sink and drainer. Built in appliances include a dishwasher, fridge, double freezer, washing machine, tumble dryer, oven and induction hob with an extraction hood and light above. There is a double glazed windows to the rear, a breakfast bar and sliding doors leading out onto the rear garden.

From the entrance hallway stairs rise to the first floor landing where you have access to three bedrooms, all of which are a good size and benefit from built-in wardrobes and double glazed window. From the landing you have access to the superb modern fitted shower room with a low level flush WC, pedestal wash basin with storage beneath and oversized corner shower and there is a double glazed window to the rear.

Externally the property features superb, deceptively spacious gardens. To the front you have gated access to a patio with a wood store, seating area and access to the front entrance. Also to the front you have a nearby garage with a metal up and over door and power provided and a parking space in front. There is also additional parking available on a first come first serve basis in front of the property. To the rear of the property you have a simply superb garden which needs to be seen to be appreciated. A patio area leads out from the kitchen dining room which has an enclosed area leading out to a level lawn onto a further patio boarded by an attractive assortment of flowerbeds. The garden is very private with a wooded area to the side and gated access to a pathway at the side of the property. There is a stone chip area with a wooden built

storage shed and decking and a selection of areas to provide seating and outside dining.

- Superb modernised property
- Three bedrooms
- Living room
- Delightful kitchen dining room
- Modern shower room
- Deceptively spacious gardens
- Off road parking
- Garage
- Cul de sac location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		86
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	54	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

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